

ITEM 29  
MANAGER'S REPORT NO. 55  
COUNCIL MEETING 89/09/05

RE: PROPERTY AT 5608 HALLEY AVENUE, METROTOWN AREA II  
(Item 9, Manager's Report No. 53, 1989 August 21)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1989 AUGUST 30  
FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 15.312.1  
X.REF. RZ 51/89  
SUBJECT: **CORRESPONDENCE ON 1989 AUGUST 21 AGENDA**  
**5608 HALLEY AVENUE**

PURPOSE: **To respond to Council's request for a review of the options available in relation to the Community Plan for this part of Metrotown Area 11.**

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RECOMMENDATIONS:

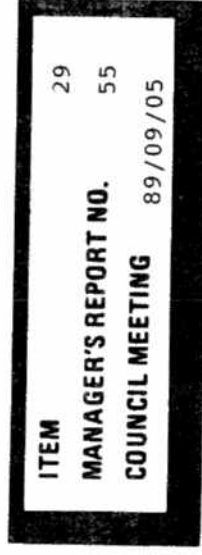
1. THAT the adopted Community Plan for Metrotown - Area 11 be amended to provide for a road linking Halley Avenue and Chaffey Avenue, as indicated in Section 3.0 of this report.
2. THAT the Municipal Solicitor be authorized to enter into negotiations to acquire the property at 5608 Halley Avenue for road purposes.
3. THAT a copy of this report be sent to Mr. Dean Nontell, 5608 Halley Avenue, Burnaby, B.C., V5H 2P8.

**R E P O R T**

1.0 BACKGROUND

Appearing on the 1989 August 21 Council Agenda was a letter from Mr. Dean Nontell concerning his property at 5608 Halley Avenue, and an accompanying Manager's Report Item (Item 9, Manager's Report No. 53, 1989 August 21) which outlined relevant facts on the history of the property in terms of its status relative to Metrotown Area 11. The report pointed out that the property lies outside the boundary of the designated multiple-family apartment area in the Metrotown Area 11 Development Plan adopted by Council on 1982 August 23, but that there appears to be merit in giving further consideration to a road link between Halley and Chaffey Avenues as had been contemplated in the Draft Community Plan for the area prior to the 1982 plan.

Upon discussion of the report in Council, staff were asked to review the options related to these matters, and to report back to the next meeting.



## 2.0 REVIEW OF ALTERNATIVES

2.1 The currently-adopted guideplan for the area (attached Sketch #1) sets out Council's approved land-use policy for the area, and essentially designates the area south of 5608 Halley and the Municipally-owned lot at 5587 Chaffey Avenue for medium density apartment development (RM3 guidelines), and incorporates a pedestrian walkway connecting the two streets. The balance of the block, including the two properties mentioned, are designated to retain their present R5 single- and two-family zoning. 231

2.2 As mentioned in the preceding report, the original draft plan prepared in 1980 for this area contemplated a road link through the two referenced properties. The justification for this link was based on two primary objectives:

- a) to provide a route for improved local neighbourhood traffic circulation in the area north of Grange Street, and
- b) to serve as the clear boundary defining the edge of the planned multiple-family area and separating it from the established single- and two-family area to the north, which retained its R5 designation under both the Draft Plan and the subsequently adopted Plan.

The previous report also noted that Council in 1981 acquired the property at 5587 Chaffey Avenue to protect this possible road linkage, but in 1982 deleted the road link from the Draft Plan.

2.2 In response to Council's request, staff have reviewed the options possible at this time. The range of options, with our assessment of each, are summarized as follows:

<u>OPTION</u>	<u>COMMENTS</u>
1. Maintain presently-adopted Plan (i.e. no road link shown)	<ul style="list-style-type: none"><li>- Does not provide a means for improved local circulation in the neighbourhood, nor for physical separation and differentiation between single- and two-family area and emerging medium density apartment area.</li><li>- Will tend to create additional loading on Grange Street for purely local, neighbourhood-level circulation movements.</li></ul>
2. Maintain presently-adopted Plan, but establish policy to protect possible future road allowance to connect Halley and Chaffey	<ul style="list-style-type: none"><li>- Keeps Council's options open.</li><li>- Maintains present Community Plan land-use designations and offers opportunity to improve circulation and interface between land uses if desired in the future.</li><li>- Means that Municipality should continue to retain ownership of 5587 Chaffey, and be prepared to entertain a recommendation to negotiate purchase of 5608 Halley when and if offered for sale to the Municipality.</li></ul>



**OPTION**

**COMMENTS**

3. Amend adopted Plan to re-introduce road linkage similar to that initially shown in Draft Plan.
- Maintains adopted land-use designations and restores means of improving local vehicular circulation in the neighbourhood
  - Provides an improved "edge" condition defining the multiple family area boundary.
  - Responds to increased vehicle generation of designated apartment area and reduces reliance on Grange Street for purely local circulation movements.
  - Would utilize existing Municipal property at 5587 Chaffey Avenue.
  - Means that Municipality would eventually need to acquire 5608 Halley Avenue for road purposes, to complete road allowance.
  - Width of properties would enable construction of actual roadway in southerly portion of the road allowance, thereby allowing creation of buffering/planting along north boulevard to mitigate effect on existing residences to the north.
4. Amend adopted Plan to create road link on an alignment further to the north.
- Could create unnecessary and undesirable intrusion into existing and designated single- and two-family area.
  - Would fail to utilize road to define and reinforce the boundary between differing land uses.
  - Could lead to pressure to extend multiple-family area northward to correspond to road alignment.
  - Depending on location chosen, could lead to undesirable direct alignment continuity with Sardis Street east of Chaffey, which could invite vehicle movement eastward to Abbey Avenue.

**3.0 CONCLUSIONS**

3.1 The desirability of achieving a road link between Chaffey and Halley north of Grange has been discussed recently, in the context of Rezoning Reference #51/89, and in the context of a general assessment of traffic management in the Metrotown area. As mentioned in previous reports, this discussion has led to the conclusion that such a linkage would assist in creating an improved road network in the area.

Accordingly, and in line with the analysis summarized above, staff would recommend that Option 3 be pursued so as to move toward not only an improved circulation system but also an appropriate interface defining the northerly edge of the designated multiple-family area.

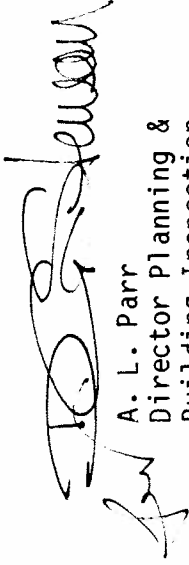
3.2 Given the width of the properties at 5608 Halley and 5587 Chaffey (approximately 23.5 m), sufficient width would be available to incorporate an improved boulevard treatment (increased separation, planting) to protect the amenities of the R5 properties to the immediate north. The slight offset alignment geometry will also discourage undesirable through-traffic movements (especially with respect to Sardis Street east of Chaffey), while still accommodating the intended local circulation function.

Planning & Building Inspection Department  
Correspondence - 5608 Halley Avenue  
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Using this approach, a relatively minor road truncation will be required from the future medium-density apartment site proposed west of Halley and south of Sardis, as indicated on the attached Sketch #2. This would be obtained as a condition of rezoning.

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A. L. Parr  
Director Planning &  
Building Inspection

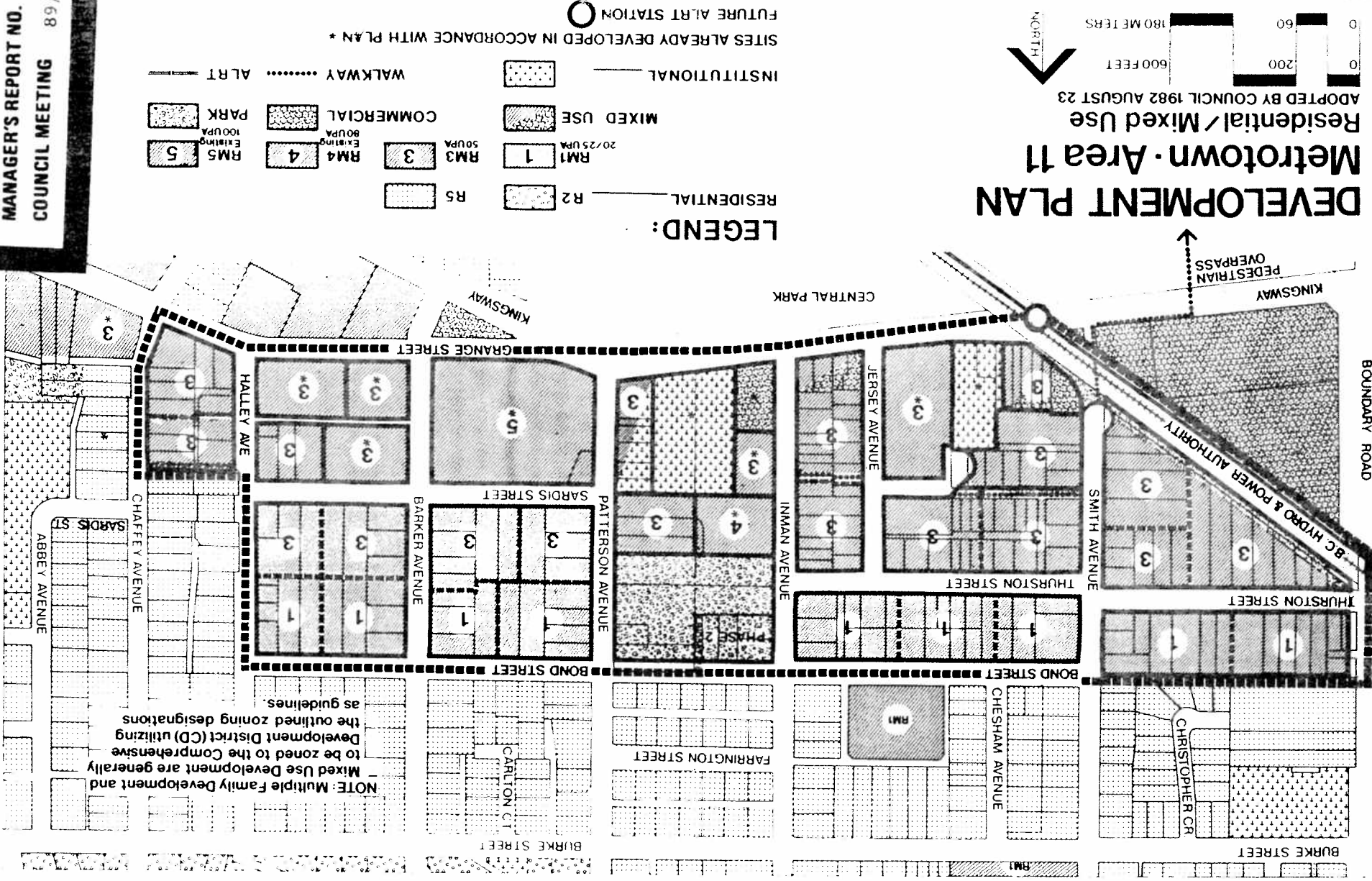
  
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Attachments

cc: Director Finance  
Acting Director Engineering  
Municipal Solicitor

ITEM  
 MANAGER'S REPORT NO. 53  
 COUNCIL MEETING 89/08/21

ITEM 29  
 MANAGER'S REPORT NO. 55  
 COUNCIL MEETING 89/09/05



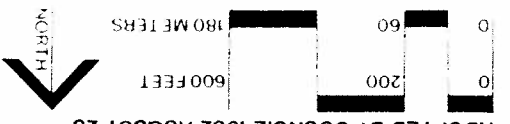
NOTE: Multiple Family Development and Mixed Use Development are generally to be zoned to the Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.

**LEGEND:**

R5	R2	RESIDENTIAL
RM5 Existing 100 UPA	RM1 20/25 UPA	MIXED USE
RM4 Existing 80 UPA	RM3 50 UPA	COMMERCIAL
RM3 50 UPA	RM4 Existing 80 UPA	PARK
RM2	RM5 Existing 100 UPA	INSTITUTIONAL
R4	WALKWAY	ALRT
R3	FUTURE ALRT STATION	

SITES ALREADY DEVELOPED IN ACCORDANCE WITH PLAN \*

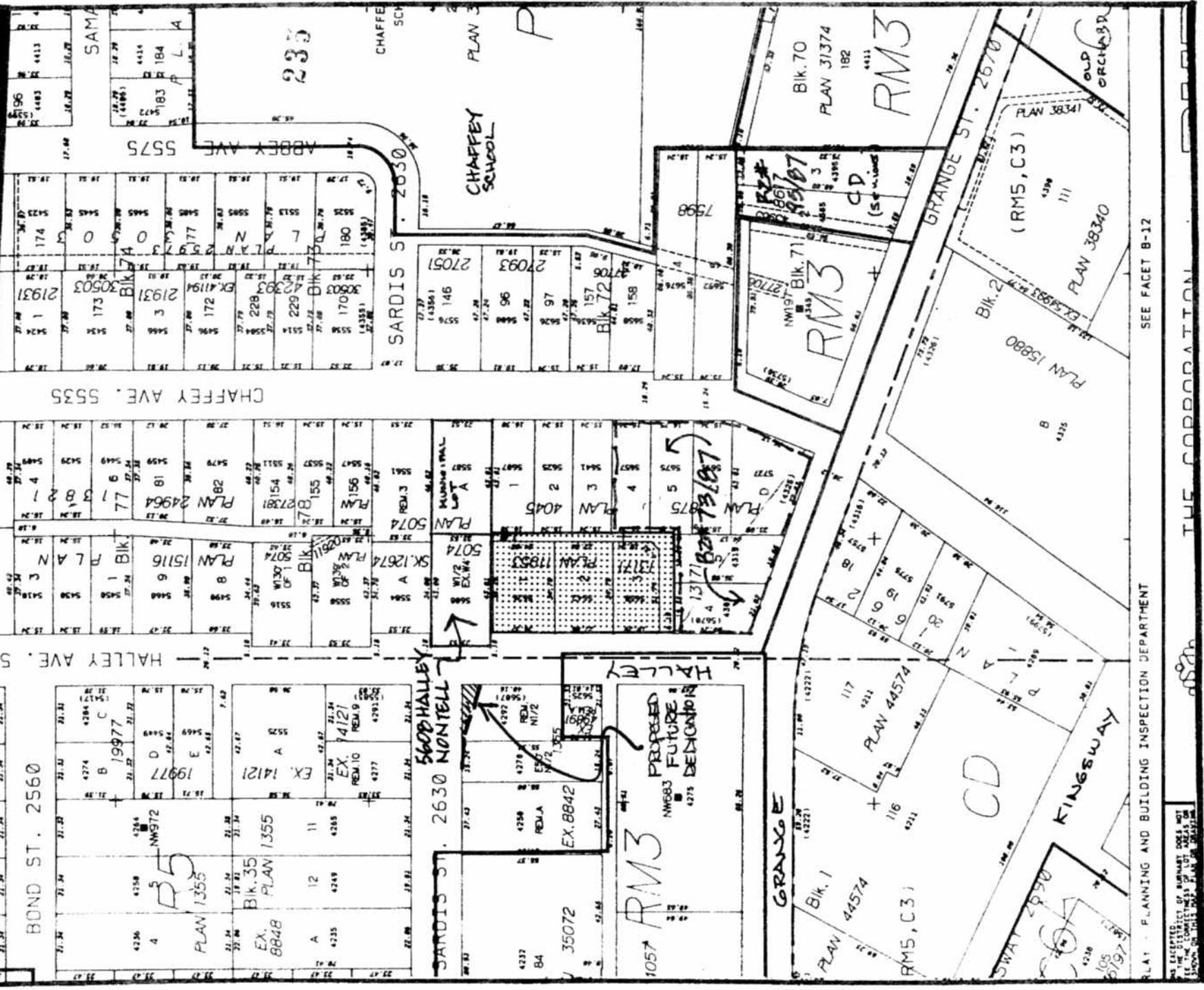
**DEVELOPMENT PLAN**  
 Metrotown - Area 11  
 Residential / Mixed Use  
 ADOPTED BY COUNCIL 1982 AUGUST 23



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PLAN 6063  
 A. E70 1355  
 EX. W70 10  
 4265 4277  
 4243



PLAN - PLANNING AND BUILDING INSPECTION DEPARTMENT  
 SEE FACET B-12  
 THE CORPORATION

Date 1989 JULY

Scale 1:2000

Drawn By

DATE 1989 JULY

SCALE 1:2000

DRAWN BY

REZONING 51/89 LOCATION

EXISTING ZONING: R5

SKETCH 2



← 2