

ITEM	5
MANAGER'S REPORT NO.	50
COUNCIL MEETING	91/09/03

TO: MUNICIPAL MANAGER 1991 AUGUST 28

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: LETTER WHICH APPEARED ON THE AGENDA
ON 1991 AUGUST 19 FROM MR. D. PORTER
REGARDING METROTOWN AREA 11

PURPOSE: To provide a response to Mr. D. Porter regarding the planning process and environmental concerns in the Metrotown Area 11.

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RECOMMENDATION:

- 1) THAT a copy of this report be sent to Mr. Douglas S. Porter, 3782 Thurston Street, Burnaby, B.C. - V5H 1H7.

R E P O R T

1.0 BACKGROUND:

A letter from Mr. Douglas Porter appeared on the Council agenda on 1991 August 19. Mr. Porter's concerns included opposition by residents to the Metrotown Area 11 Development Plan, a request for a neighbourhood review of the area plan and a concern about privacy, open space and tree preservation as the changes in land use take place.

2.0 METROTOWN AREA 11 APARTMENT DEVELOPMENT PLAN:

The redevelopment of the triangle of land bounded by the B.C. Hydro right-of-way, Boundary Road and Smith Avenue was first proposed for apartment development in the 1977 report "Burnaby Metrotown". This portion of Metrotown designated as Area 11 was to be a low-rise apartment area integrated with the single and two family dwelling area to the north.

In 1982, Council adopted a more detailed plan called the "Development Plan for Metrotown Area 11" after a process of public notification and receiving citizen input at a public information meeting held in the area. The adopted Plan has been used as a guideplan to guide redevelopment in the area through the rezoning process, which provides for further public involvement in the form of a public hearing. The key issue identified by residents of the area and subsequently addressed by staff was the use of Bond Street as the northern boundary of the plan with two-storey RM1 type development along the south side of Bond Street to provide family-oriented housing. The boundaries of the plan and the density at the edges were a reflection of the expressed public concern at the time.

ITEM	5
MANAGER'S REPORT NO.	50
COUNCIL MEETING	91/09/03

3.0 RESIDENT ATTITUDES TO REDEVELOPMENT:

The purpose of Community Plans is to create new higher density residential environments in high amenity areas which are well served with public transit, parks, and commercial services. Ultimately, new communities or neighbourhoods will be created. This management of higher density residential growth in specific plan areas is an integral part of Burnaby's growth management strategy and enables other lower density single-family residential areas which are not well suited to higher density living to be maintained. Burnaby has successfully used the Community Plan process to guide the inevitable pressures for growth and redevelopment, and utilizes a community input process prior to adoption of the guideplans to obtain the views of citizens. As mentioned above, a public process was employed prior to Council's final consideration and adoption of the Area 11 Plan. A similar process in the Royal Oak Study Area Plan in 1987 occurred following public input and resulted in an alteration to the boundaries of the plan. In the Edmonds Town Centre, several amendments were made to that plan in the area designated for apartment use in response to citizen input prior to adoption by Council.

115

It is recognized that land use change at the neighbourhood level can be disruptive to long-term residents. These impacts are increased if the changes are rapid and of a large scale. The implementation of community plans through rezoning and public hearings provides the opportunity for the public to review the specific building plans and to evaluate the impact of potential changes to the neighbourhood in terms of road patterns, building siting and design, and preservation/restoration of vegetation.

In connection with the Metrotown Area 11 Plan area in particular, the adopted guideplan contains the following statement:

"Project designs are considered at the time of rezoning and this approval process, in conjunction with the determination of a suitable plan of development, deals with such matters as suitable landscape plans, appropriate locations of open space, and desirable building materials while considering the concepts of the particular developer and his architect. Residential designs incorporating features such as roof top terraces and gardens, ground oriented multiple housing and a lower scaled residential character will be encouraged. With respect to RM1 and RM3 type multiple housing developments, varied architectural forms will also be encouraged as well as design features which assist in lowering the scale of these developments."

4.0 PRESERVATION OF PRIVACY, OPEN GREEN SPACE AND TREES:

The comment that new development frequently results in the loss of existing green spaces and landmark trees reflects a notable concern. The Municipality seeks to improve public awareness of the need to achieve tree preservation and site restoration in redevelopment areas through steps such as the distribution of an information brochure on tree preservation for developers and contractors, requesting the preparation of tree surveys for development sites, protection of existing vegetation by snow fencing or other means during the construction process, and utilizing a landscape inspector to assist in obtaining compliance with landscape restoration plans for the sites of new buildings. Tree surveys will be required prior to the preparation of building designs in the area referred to by Mr. Porter, to assist in the preparation of suitable plans of development that respect significant existing trees wherever possible.

ITEM	5
MANAGER'S REPORT NO.	50
COUNCIL MEETING	91/09/03

Other efforts have included the submission of a resolution to the U.B.C.M. requesting that Municipalities be provided with the authority to influence the management of trees on private property. In addition, the Heritage Advisory Committee is considering conducting an inventory of landmark and historic trees in the Municipality to promote the retention of key specific landscape features.

5.0 SUMMARY AND CONCLUSIONS:

While change can be disruptive to older established neighbourhoods, the purpose of higher density areas is to provide housing in proximity to urban services. Burnaby endeavours to pursue the preparation and implementation of Community Plans in a consultative manner which minimizes the disruption that is created. The management of trees and vegetation is a challenge in growth areas and is an effort which is viewed as an essential part of preserving one of the key elements of all residential areas in Burnaby.


A. L. Parr, Director
Planning and Building

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