

ITEM	16
MANAGER'S REPORT NO.	76
COUNCIL MEETING	92/12/14

**TO:** CITY MANAGER 1992 DECEMBER 09

**FROM:** ACTING DIRECTOR PLANNING & BUILDING

**RE:** REZONING REFERENCE #8/92 - 3754/3762 THURSTON STREET  
PROPOSED FOUR STOREY RENTAL APARTMENT HERITAGE BUILDING RESTORATION

**PURPOSE:** To provide information requested by Council regarding the major items raised at the Public Hearing on 1992 October 27.

=====

**RECOMMENDATION:**

1. THAT this report be received for information purposes.

**R E P O R T**

**1.0 BACKGROUND:**

After the Public Hearing on 1992 October 27 Council granted Second Reading to RZ #8/92 on 1992 November 02 and instructed staff to prepare a report on all major items raised at the Public Hearing.

**2.0 COMMENTS:**

The matters raised at the Public Hearing include the following:

**2.1 CONCERNS ABOUT RENTAL HOUSING AND GROUP HOMES**

The provision of affordable housing that is long term is one of the very basic needs to ensure that now and in the future people of varied incomes will be able to continue to live in Burnaby. This proposed housing development is in conformity with social planning objectives in the Metrotown plan. It is the only government sponsored housing in this immediate area and will be managed by an experienced group. At 41 units it is considered to be of a scale that can be integrated with the adjacent neighbourhood.

The group home will be limited to a four bed facility in the heritage building. The management and sponsors of the group home will be identified by B.C. Housing in the near future and Council will be advised prior to completion of the rezoning. The small size of the home should minimize the impact of the facility however, the manner in which it is managed will be of interest to the City.

**2.2 SIZE, SCALE, SITING AND DESIGN OF THE NEW APARTMENT BUILDING**

The proposed building is four stories high and will be slightly taller than the top of the existing Thurston Heritage house. The building will be oriented north-south, thus shadow effects on abutting properties will be limited to the early and later parts of the day. Changes to the B.C. Building Code that have just come into effect permit four storey wood-frame apartment buildings provided they have a fire sprinkler system.

From a planning viewpoint, four storey buildings may be accommodated utilizing the Comprehensive Development zone based upon the RM3 zone density. This is considered desirable because a four storey building while taller, produces significantly less site coverage than a comparable three storey building of the same density. There is more open space left for landscaping and building setback areas to the property lines.

168

### 2.3 ORDERLY GROWTH AND NEIGHBOURHOOD IMPACTS OF NEW DEVELOPMENT

The proposed land use is consistent with the Metrotown Area Eleven Plan. The RM3 designation provides for a medium density type of multi-family development that while increasing the density and scale of building compared with the present zoning, allows for a clustering of development in areas such as this which enjoy the benefit of a variety of services and amenities, such as nearby transit, commercial and recreational facilities and infrastructure. The adopted land use plan supports the principle of balanced and orderly growth.

For comparison, the density proposed in Area Eleven is well below that proposed for the Collingwood Residential Area to the west across Boundary Road.

### 2.4 TREE PRESERVATION AND PLANTS IN THE LANE ALLOWANCE

Concern was expressed regarding removal of trees on the boulevard for completion of Thurston Street and for the driveway access, and at the south (rear) of the site. The removal of some existing mature trees within the road right-of-way may be required if the engineering design for the curb and sidewalk makes this unavoidable, but the planting of new boulevard trees will be a servicing requirement. The landscape plans will be revised to incorporate as many existing trees as possible near the railway embankment at the south end of the site. The undeveloped lane area will be left to maintain a natural buffer to the old rail right-of-way as suggested.

### 2.5 HERITAGE RESTORATION AND DESIGNATION

The applicants have provided detailed plans for the restoration and reuse of the Thurston House. A heritage designation will be obtained in conjunction with the rezoning. The conservation and adaptive re-use will utilize original materials and finishes. The small cottage at the rear of the site will not be retained; however staff will work with the developer to make the cottage available for relocation to another site.


### 3.0 CONCLUSION:

This report is intended to outline and provide comment on the major items raised at the Public Hearing.

As the applicant continues to work on the completion of the prerequisites to the rezoning, and further information about the four bed group home sponsors is known, this information will be brought forward at the time of Third Reading.

This is for the information of Council.

BR/rm  
cc: City Clerk  
City Solicitor

  
D.G. Stenson  
Acting Director  
Planning and Building