

ITEM	24
MANAGER'S REPORT NO.	6
COUNCIL MEETING	93/01/25

TO: CITY MANAGER 1993 JANUARY 20

FROM: ACTING DIRECTOR PLANNING AND BUILDING

SUBJECT: SECOND PRIORITY APARTMENT AREA
 NORTH OF NORFOLK STREET AND EAST OF BROADVIEW PARK
 COMMUNITY PLAN EIGHT
 (See attached Sketch)

PURPOSE: To obtain Council approval for the City to now entertain rezoning applications for sites in the second priority development area of Community Plan Eight.

=====

RECOMMENDATIONS:

1. THAT staff be authorized to entertain rezoning applications for sites in the second priority development area of Community Plan Eight and so advise the property owners in this area.
2. THAT all property owners in this area who submitted written comments (see attached appendix) be sent copies of this report.

R E P O R T

1.0 BACKGROUND:

As a result of several recent inquiries about the timing of redevelopment in the eastern area of Community Plan Eight (see attached Sketch), known as the second priority development area, Council at the 1992 November 03 meeting authorized staff to advise property owners within this area that Council is considering indicating that the city would now entertain rezoning applications for sites within the area, on the understanding that a further report would be submitted to Council which would include discussion of responses received from the property owners and make specific recommendations.

The attached notice was sent to all property owners in the area. At their request, a public information meeting with about 40 attendees was held on 1992 December 09 at the Schou Educational Centre. Overall, sixteen written responses were received from fourteen addresses, expressing a range of opinions.

ITEM	24
MANAGER'S REPORT NO.	6
COUNCIL MEETING	93/01/25

2.0 ISSUES:

Of the sixteen responses, five fully supported allowing multiple family redevelopment, seven generally supported this with some conditions and four were opposed for a variety of reasons.

Of those five fully supporting this change, at least one represented owners stressing residency in the area for eighteen years, and at least three indicated verbally or in writing, a desire to have their lots promptly consolidated for multiple family redevelopment.

Two also indicated a desire for an assurance that, if the area was not soon to be redeveloped, they could rebuild under the existing zoning.

Of the seven responses generally supporting this change, with some conditions, five were specifically concerned about receiving fair market value for their property. It was explained that the City is not involved in determining prices and that market factors will, obviously, influence the price of land in the area and the timing and type of redevelopment.

At the meeting, several questions were raised about the timing of various land assemblies and the possibility of their properties either being overlooked or locked out of a future land assembly. The timing, pace and type of development will, of course, be determined mainly by market factors and it is impossible to predict who is likely to occupy the new apartments. Assurances, however, were given that the City does not support rezoning applications which would produce locked-in lot situations and, instead, attempts to resolve such situations through discussions with the involved parties and the determination of a carefully considered resolution. Another more interim concern was being pressured to move by persistent realtors. In response, it was stressed that the City does not force any property owner to sell.

The four responses opposed to allowing multiple family redevelopment, which were among the longest received, feel that it would be detrimental to the character of the neighbourhood and the residents' way of life. Two stressed that they had lived in the area for a long time, 12 and 35 years respectively, while another emphasized that location and community amenities influenced the choice to live there and the desire to remain and rebuild under existing zoning. One response specified that allowing multiple family redevelopment contradicts Burnaby's intent to protect existing neighbourhoods.

In response, it has been carefully explained that the area's apartment designation, established in the original 1971 plan, is not in question; rather, that the issue is the timing of allowing redevelopment. To

CITY MANAGER
SECOND PRIORITY APARTMENT AREA
NORTH OF NORFOLK STREET AND EAST OF BROADVIEW PARK
COMMUNITY PLAN EIGHT
1993 JANUARY 20PAGE 3

ITEM	24
MANAGER'S REPORT NO.	6
COUNCIL MEETING	93/01/25

address the more immediate concern of losing local livability by remaining next to a three-storey structure, it was made clear that RM2 and RM3 multiple family zoning districts require much larger side yard setbacks than the existing R5 residential district zone, thus reducing the impact of adjacent higher buildings.

As occurs now, Council will continue to be informed of any applications for building permits under the existing R5 residential zoning. For new multiple family redevelopments, staff will seek to ensure that they are compatible with the character of the area, and that appropriate setbacks are observed adjacent to existing dwellings.

3.0 CONCLUSION:

Given the number of inquiries regarding potential multiple family redevelopment or the replacement of existing dwellings with either new dwellings in the Second Priority development area of Community Plan Eight, and the generally favourable public response to the proposal of accepting rezoning applications for sites in this area, it now appears appropriate to notify the current property owners that such applications may start to be entertained. During the rezoning process, further opportunity for public comment on new developments is available through their submission to a Public Hearing.

Therefore, it is recommended that staff be authorized to advise property owners within the Second Priority area that rezoning applications for sites will be entertained as of the next bi-monthly rezoning application deadline of 1993 February 26.



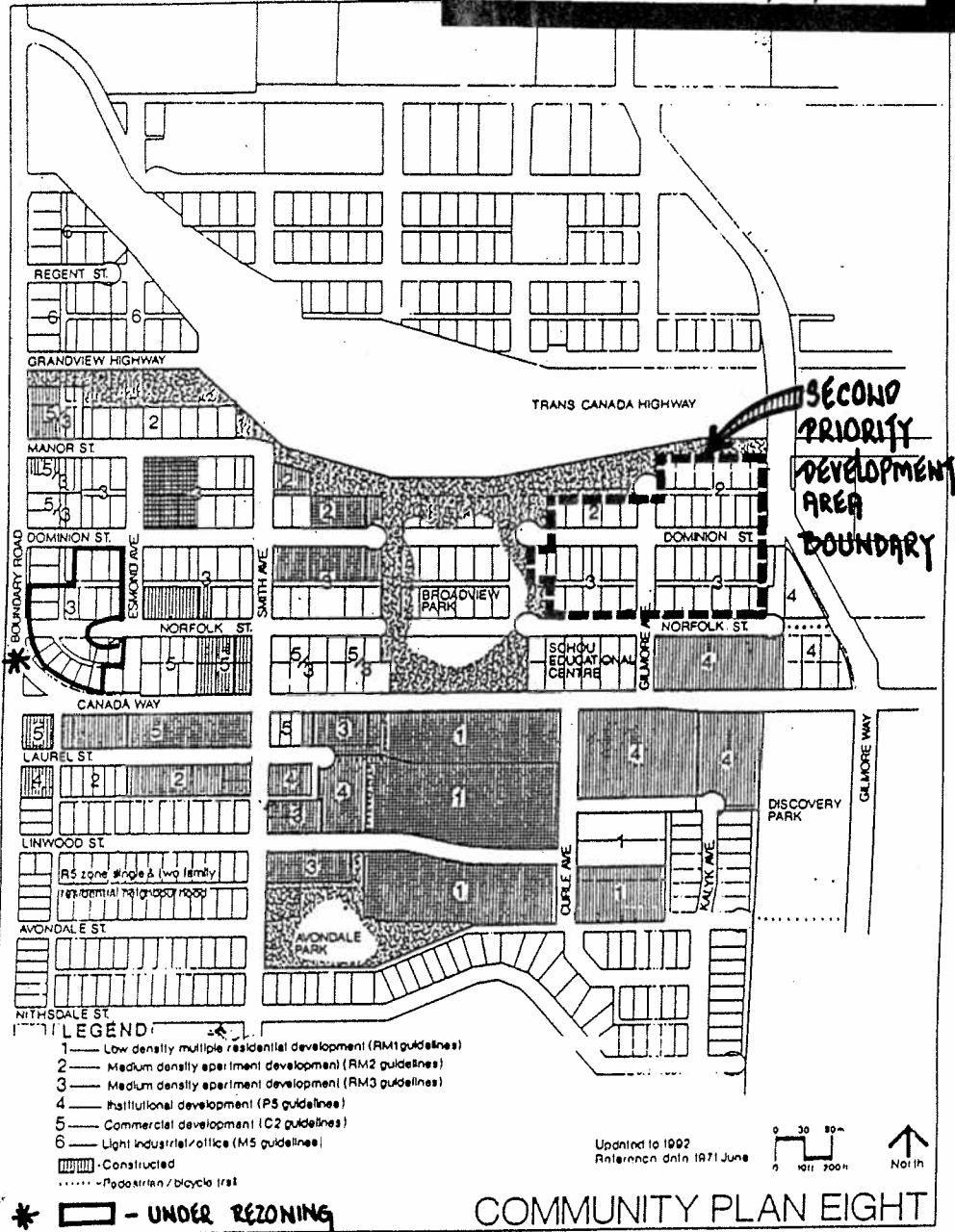
D. G. Stenson, Acting Director
Planning and Building

FA:yg

Attached - Sketch
Notice
Appendix

cc: City Clerk

ITEM 24
 MANAGER'S REPORT NO. 6
 COUNCIL MEETING 93/01/25



Updated to 1992
 Reference date 1971 June

COMMUNITY PLAN EIGHT

Date:
 NOVEMBER 1992

Scale:
 N.T.S.

Drawn By:
 J.P.C.



SECOND PRIORITY DEVELOPMENT AREA
 (NORTH OF NORFOLK ST. AND EAST OF BROADVIEW PARK)
 SKETCH #

COMMUNITY PLAN EIGHT
CANADA WAY-SMITH AVENUE SECOND PRIORITY APARTMENT AREA

The 3-1/2 blocks in Community Plan Eight bounded by Manor Street, Norfolk Street, Carlton Avenue and Broadview Park are known as the Second Priority Apartment Area (see Map on reverse).

According to the Council adopted Area Plan, most recently revised in 1982 May, this area was designated as a future expansion area, to be redeveloped with medium density apartments on consolidated lots in a way similar to the First Priority Area west of Broadview Park.

Now, a substantial portion of this First Priority has either been redeveloped or is undergoing rezoning, while newer dwellings typically block further easy site assemblies. As a result, Council on 1992 November 09 authorized the notification of Second Priority Apartment Area property owners that Council is considering indicating that the City would now entertain rezoning applications for sites in this area. A further report will be submitted to Council which will include discussion of any responses received from the property owners and make specific recommendations.

If you would like further information about the Area Plan or have any comments on redevelopment in the Second Priority Apartment Area, by 1992 December 07, please call the Planning Department at 294-7400 or send a letter to:

D.G. Stenson
Acting Director
Planning and Building
City of Burnaby
4949 Canada Way
Burnaby, B.C.
V5G 1M2

FA:yg

ITEM 24
MANAGER'S REPORT NO. 6
COUNCIL MEETING 93/01/25

ITEM 24
MANAGER'S REPORT NO. 6
COUNCIL MEETING 93/01/25

A P P E N D I X

PROPERTY OWNERS
COMMUNITY PLAN EIGHT
SECOND PRIORITY AREA

- R. Bonora, 4108 Dominion Street, Burnaby, B.C. V5G 1C6
- F. Bush & Kai Sun, 4075 Dominion Street, Burnaby, B.C. V5G 1C4
- Stephen Chen, 4120 Dominion Street, Burnaby, B.C. V5G 1C6
- V. Guthrie & J. Gravitis, 4057 Norfolk Street, Burnaby, B.C. V5G 1E7
- Gurbatchan Henda1, 4125 Dominion Street, Burnaby, B.C. V5G 1C5
- Elizabeth & William Johnson, 4191 Dominion Street, Burnaby, B.C. V5G 1C5
- Aksel & Martha Jorgensen, 4137 Dominion Street, Burnaby, B.C. V5G 1C5
- Salim Kaba (666-8071), 4176 Manor Street, Burnaby, B.C. V5G 1B1
- Doug Kilgour, 4025 Dominion Street, Burnaby, B.C. V5G 1C4
- Mr. Leitch, 4041 Norfolk Street, Burnaby, B.C. V5G 1E7
- Taj Mohamed, 3109 Gilmore Avenue, Burnaby, B.C. V5G 3A4
- Osamu Oya, 4057 Dominion Street, Burnaby, B.C. V5G 1C4
- Bhupender Rai, 4062 Dominion Street, Burnaby, B.C. V5G 1C3
- Rose & William Waddell, 4022 Dominion Street, Burnaby, B.C. V5G 1C3