

ITEM	02
MANAGER'S REPORT #	21
COUNCIL MEETING	96/08/12

TO: CITY MANAGER 1996 August 06

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING APPLICATION 48/95
PROPOSED FAMILY NON-MARKET HOUSING PROJECT
FOR THE NEW VISTA SOCIETY
8200 BLK 11TH AVENUE.

PURPOSE: To provide a report on the concerns and comments raised at the Public Hearing.

RECOMMENDATION:

1. **THAT** this report be received for the information of Council.

R E P O R T

1.0 BACKGROUND:

At the Council meeting on 1996 April 01, Second Reading for the rezoning bylaw to develop a 40 unit family housing project for the New Vista Housing Society was granted and Council instructed staff to report prior to Third Reading, on the comments and concerns raised by numerous residents of the area at the Public Hearing on 1996 March 26.

2.0 ISSUES:

2.1 Traffic Concerns:

A number of issues were raised by speakers at the Public Hearing who expressed concern about the impacts of the proposed redevelopment of the New Vista lands that have been utilized in the past for seniors apartments and duplexes.

Traffic flow was expressed as one of the concerns by people who were aware of the future planned upgrading of Newcombe Street by the Highways Ministry, and the impact of the future closure of 11th Avenue on local traffic patterns.

The traffic patterns in this neighbourhood were discussed earlier this year in the course of the preparation of a neighbourhood traffic plan. The purpose of this plan is to reduce some of the commuter flow which uses the local streets during peak periods to avoid existing congestion on Tenth Avenue and McBride Boulevard in New Westminster. Several adjustments to the area were made in terms of traffic circles. If need be the effectiveness of these features could be re-assessed in the future to ensure that traffic in the area is managed. The new proposed non-market family housing development will replace the existing senior's units with family housing units but this would represent only a marginal increase rather than a major new source of traffic, when compared with commuter flows. The closure of 11th Avenue to through traffic in the future second phase of this project will eliminate the through traffic problem.

2.2 Crime and Vandalism; Social Facilities:

Lack of community facilities and crime in the area were mentioned by a very large proportion of the speakers at the public hearing. Concern was expressed primarily about property crimes such as break-ins to homes and vehicles and that have occurred in the area.

The existence of a nearby 90 unit market family rental development, known as "Parkwood Terrace" in the 8300 block of 11th Avenue was identified by some people as providing low income housing with no facilities for children in proximity to the subject site.

In order to obtain information regarding the property crimes mentioned, Planning staff spoke to Sgt. J. Westman, District Commander for the Community Policing Group of the RCMP. Sgt. Westman stated that the reported crime rate in this area was not "out of line" with other parts of Burnaby and that there did not appear to be any focal point in the neighbourhood such as a liquor facility or convenience store which could in some cases, serve as a locus for criminal activity. Sgt. Westman mentioned the program "Crime free multi-housing" which assists property owners, managers and residents in reducing crime in their buildings. This program has been utilized in New Westminster and has been the subject of a report to Council by the Community Policing Committee for possible use in Burnaby..

Field staff from the Burnaby Health Department and from the Ministry of Social Services staff were also contacted to obtain information about possible problems in the area. It was noted that the "Parkwood Terrace" project does have a high proportion of low-income residents but that there were some programs in place to work with residents there to endeavour to address problems such as the lack of awareness of services available and the lack of a playground meeting space or other facilities in the private complex for children and adults.

There is no demonstrable evidence or indication that the existence of a new family housing project such as that proposed in this rezoning with 40 new family housing units will necessarily have an impact upon the existing situation in this area.

CONCLUSIONS:

As the recent transportation plan for the neighbourhood is implemented, staff will continue to work with area residents to address traffic issues and evaluate the effects of the traffic control measures and any impacts from the future closure of 11th Avenue.

Staff will continue to monitor the situation in this area and to ensure that from a design point of view the new development is provided with children's play areas and that the architectural design follows good "Crime prevention through environmental design" (CPTED) practice to reduce the opportunities for crime both within the development and on the adjoining streets.



D. G. Stenson
Director Planning and Building

BR/gk

cc: Health Department
Director, Parks and Recreation

