

TO: CITY MANAGER 1997 APRIL 29

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **ADDITIONAL PUBLIC PARKING LOTS
ALBERT STREET AND ROSSER AVENUE
HASTINGS STREET AREA PLAN**

PURPOSE: To propose the addition of two public surface parking lots to the Hastings Street Area Plan.

RECOMMENDATIONS:

1. **THAT** the proposed amendment to the Hastings Street Area Plan for additional public parking sites at the southeast and southwest corners of Albert Street and Rosser Avenue be endorsed by Council for the purpose of obtaining public comment.
2. **THAT** a copy of this report and a letter inviting comments on the proposed amendment to the Hastings Street Area Plan be sent to the owners and tenants of the properties indicated on attached Sketch #3 and to the Heights Merchants Association.

R E P O R T

1.0 INTRODUCTION:

At the 1997 April 14 meeting, Council received a letter from the Heights Merchants Association requesting that the City examine the possibility of developing public parking at the intersection of Albert Street and Rosser Avenue. At that time Council requested staff to examine this situation and to report back on it.

As Council may recall, the location of the thirteen sites designated for parking in the Hastings Street Area Plan (see attached Sketch #1) adopted by Council in June 1991, were determined by the Hastings Street Advisory Committee with extensive public input. At that time, the greatest need for parking was determined in the central core area. Since the opening of the nearby Eileen Dailly Pool, the eastern end of the non-core area has become much busier with a wider mix of businesses and, in recognition of the additional pedestrian traffic, the Ministry of Transportation and Highways recently installed a pedestrian crossing light at Hastings Street and Rosser Avenue.

In addition, the demand for commercial parking in the area is expected to rise now that the Ministry of Transportation and Highways has removed parking from Hastings Street during rush hours in the rush hour direction.

Since the Plan was adopted, the City has been steadily purchasing lots for public parking in the Hastings Street Area at key corner locations, where Pender Street and Albert Street intersect with adjacent avenues. Typically, where sites have been available, the City has budgeted for and built two parking lots per year. Five surface lots are now complete, the most recent at the southeast corner of Albert Street and Ingleton Avenue, as well as the covered public parkade at Pender Street and MacDonald Avenue (see attached Sketch #2). Most recently, on 1997 April 21, Council granted Final Approval to two parking lot sites, subjects of Rezoning Reference #45/96 and 56/96, on which construction will begin shortly and authorized the acquisition of 4269 Pender Street, which is now the subject of Rezoning (Rezoning Reference #19/97). The remaining properties designated for public parking lot sites may take some time to fully acquire.

2.0 POSSIBLE ADDITIONAL PUBLIC PARKING:

The Heights Merchants Association has requested that the City examine the possibility of developing further public parking at the intersection of Albert Street and Rosser Avenue. The two possible sites for further parking, in line with the locational criteria for the parking sites designated to date, are on the south side of the intersection of Rosser Avenue and Albert Street (see attached Sketch #3).

The southeast corner site encompassing 304 Rosser Avenue and 4410 Albert Street is occupied by two older one-storey houses in good condition. Further to the east is another similar dwelling with a new dwelling beyond and then a five unit two and a half storey townhouse project developed under Rezoning Reference #38/93. To the north across Albert Street is a three-storey apartment building while to the south across the lane is a bank building and a relatively new two-storey retail and office building with a bowling alley in the basement.

The southwest corner site, encompassing 313 Rosser Avenue and 4370 Albert Street, is occupied by a new two-storey dwelling at 313 Rosser Avenue with an old house beyond. Further to the west are other similar older houses while to the north are newer dwellings and to the south a one-storey store and a vacant site previously occupied by a gas station.

The individual lots each measure 33 ft. by 122 ft, and are zoned RM6 Hastings Village Multiple Family Residential District which allows single family dwellings on individual lots or two-family dwellings on consolidated sites having a width of at least 60 feet, in addition to two and a half storey townhouses on sites at least 66 feet wide without requiring further rezoning applications.

The lot with the new house was bought in 1994 and the lots with the older houses in 1991, around or after the Final Adoption of the Hastings Street Area Plan. If these two further sites were designated for public parking sites, they would be pursued for acquisition by the City on the basis of negotiations with willing vendors as is the case with the other designated public parking sites.

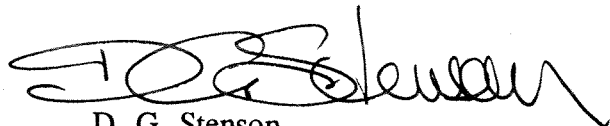
The nearest public parking lots to this intersection are south of Hastings Street at a lot at the northwest corner of Rosser Avenue and Pender Street and a block away at Madison Avenue and Albert Street.

3.0 ADDITIONAL PARKING PROPOSAL:

Given the demand for parking in this unique commercial area and the particular siting circumstances, it would appear appropriate to pursue the development of public parking lots at the southeast and southwest corners of Albert Street and Rosser Avenue encompassing 304 and 313 Rosser Avenue and 4370 and 4410 Albert Street, in keeping with similar provisions at other intersections in the Hastings Street Area Plan. This would be with the understanding that the southeast corner site is likely a shorter range acquisition with the southwest site being acknowledged as a longer range acquisition given the newer dwelling on one of the lots.

4.0 NEXT STEPS:

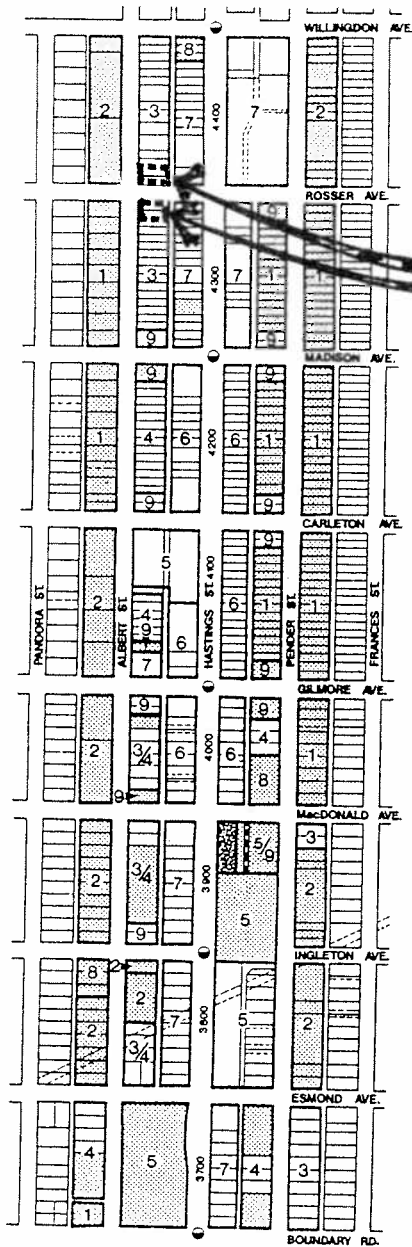
Since the designation of the southeast and southwest corners of Albert Street and Rosser Avenue for further public parking lots requires an amendment, albeit relatively minor, to the Hastings Street Area Plan, it is appropriate to seek the comments of the property owners and tenants in the vicinity immediately affected, in addition to the already expressed support of the Heights Merchants Association. It is therefore proposed that a letter be sent, with a copy of this report, to properties located within about 250 feet of the proposed sites, as indicated in **attached** Sketch #4, with comments requested by May 16, as well as to the Heights Merchants Association, after which a further report would be submitted to Council with discussion of the comments received and finalized recommendations regarding proposed further parking lots within the Hastings Street Area Plan.



D. G. Stenson
Director Planning and Building

FA:gk
Attach

cc: Director Engineering
Director Finance
Director Recreation and Cultural Services
City Solicitor



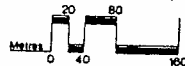
SUBJECT SITES

**Hastings Street Area Plan
(Adopted)**

Legend:

- 1 ▶ Single and Two Family Dwellings (Retained)
- 2 ▶ Low Rise Multi Family Residential
- 3 ▶ Single, Two Family Or 2 1/2 Storey Townhousing
- 4 ▶ 3 1/2 Storey Townhousing
- 5 ▶ Comprehensive Development (CD)
- 6 ▶ Core Commercial (4 Storey Mixed Use)
- 7 ▶ Non-Core Commercial (4 Storey Mixed Use)
- 8 ▶ Institutional
- 9 ▶ Parking
- ▶ Park
- ▶ Existing
- ▶ Existing Traffic Signal

Updated to 1996 May



Community Plan Three

Date:
APRIL 1997

Scale:
N.T.S.

Drawn By:
J.P.C.



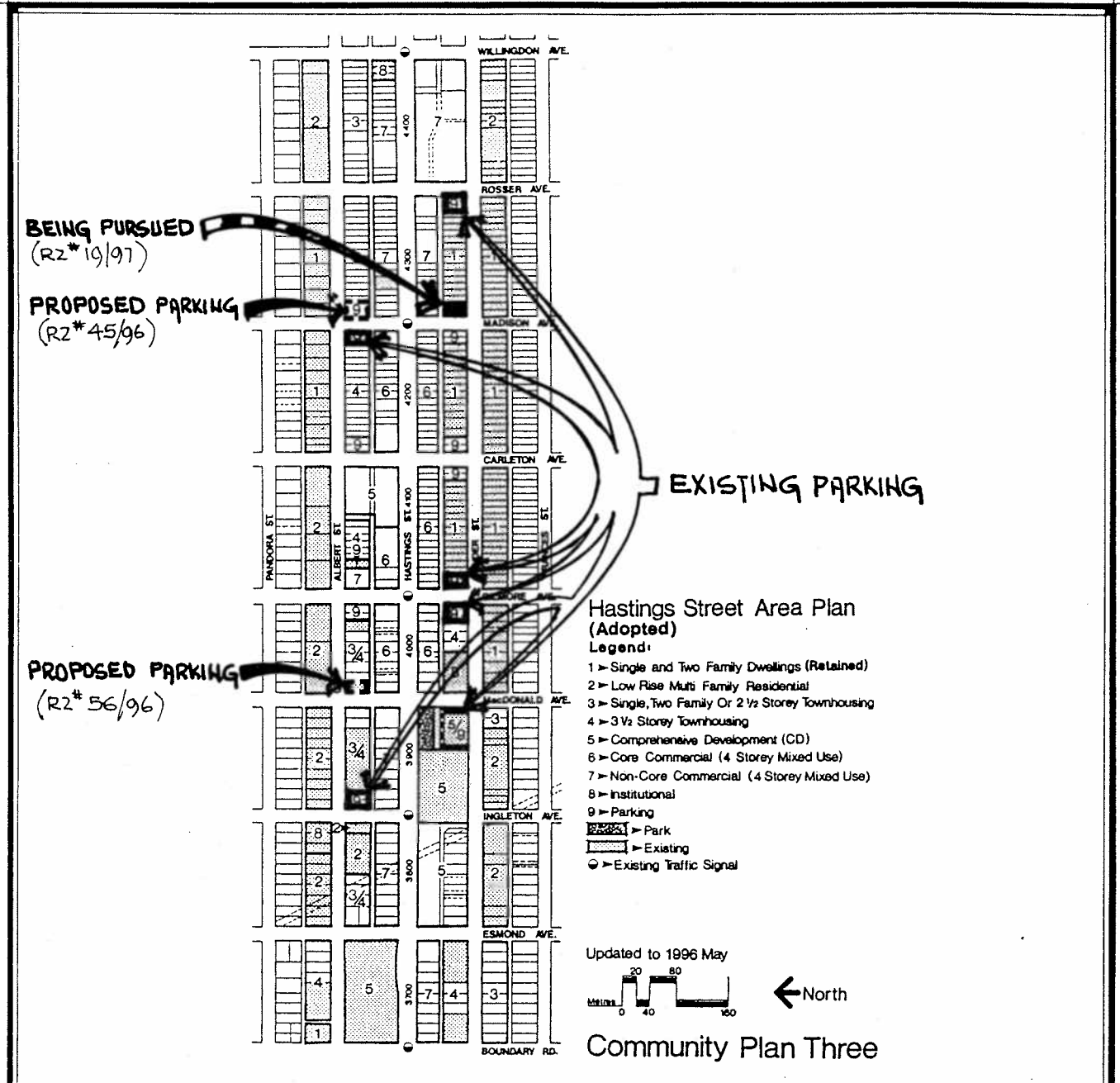
City of
Burnaby

Planning & Building Dept.

*POSSIBLE SITES ENCOMPASSING:
304 and 313 ROSSER AVE
4370 and 4410 ALBERT ST.*

**POTENTIAL ADDITIONAL
PUBLIC PARKING LOTS.**

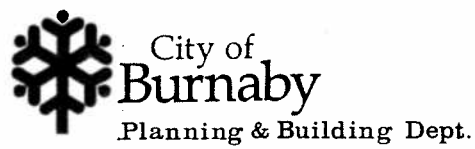
SKETCH #1.



Date:
APRIL 1997

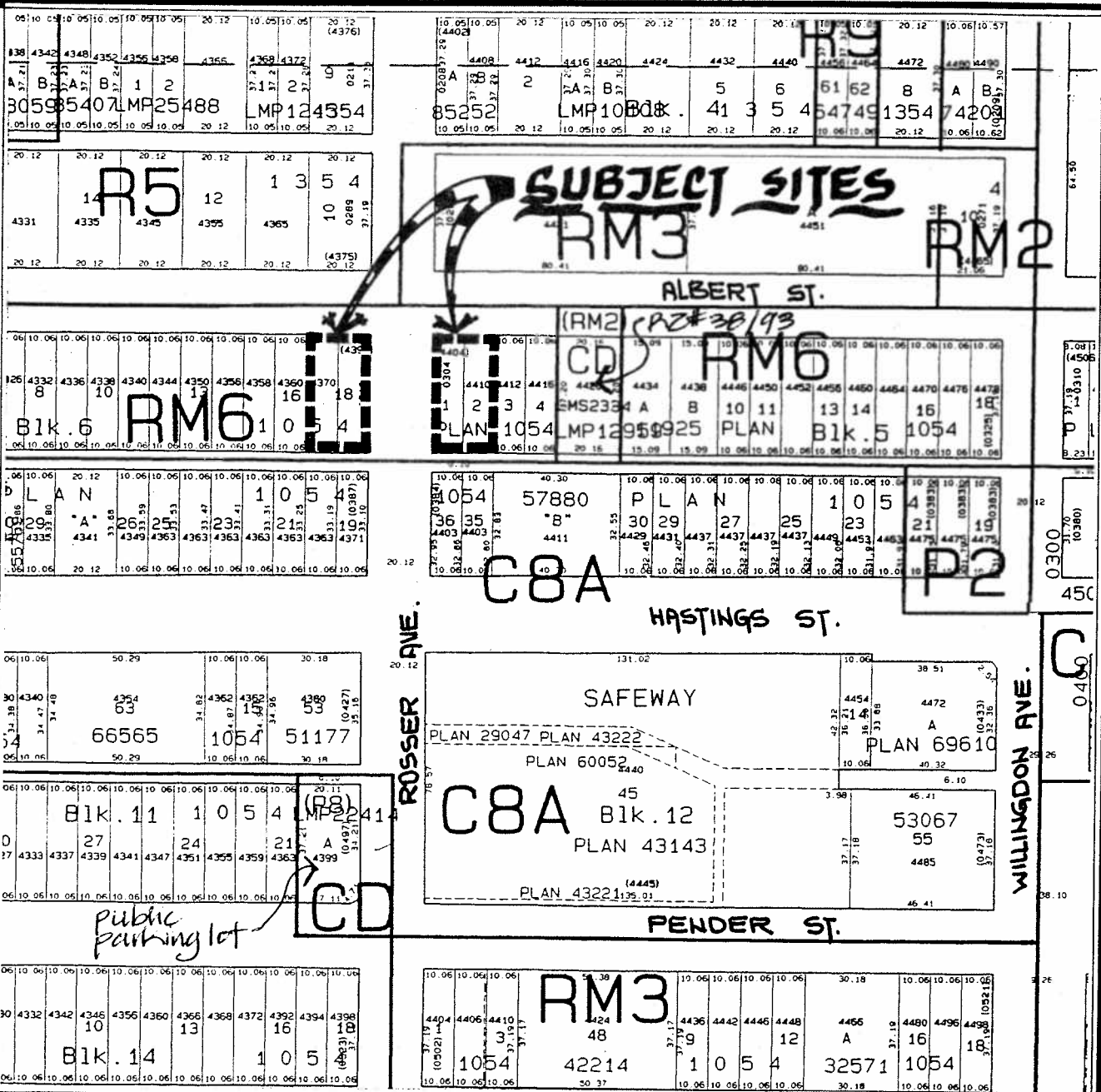
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J.P.C.



PUBLIC PARKING DEVELOPMENT TO DATE


SKETCH # 2




Date:
APRIL 1997

Scale:
1:2000

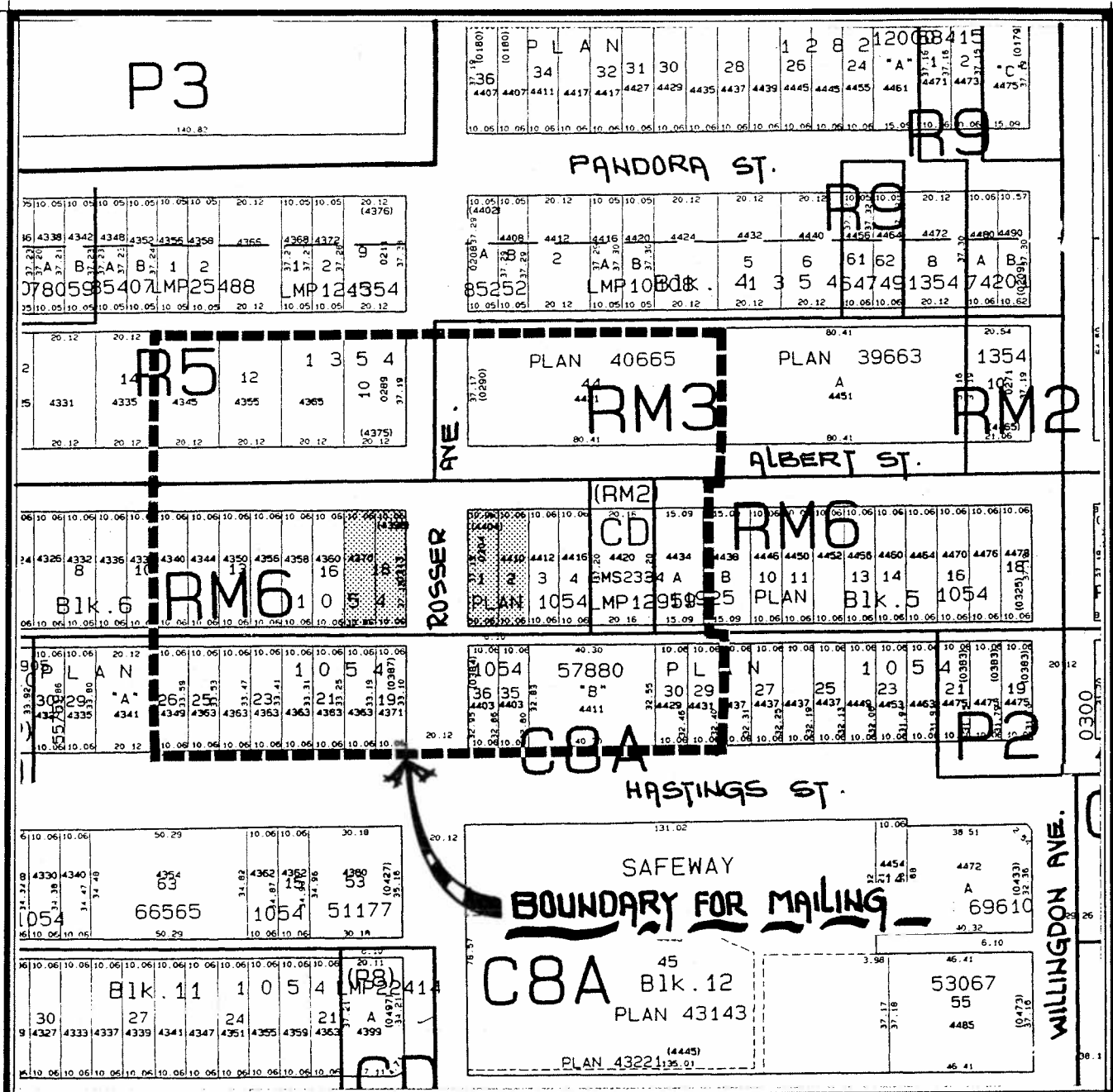
Drawn By:
J.P.C.


City of Burnaby
 Planning & Building Dept.


North

POTENTIAL ADDITIONAL
PUBLIC PARKING LOTS.

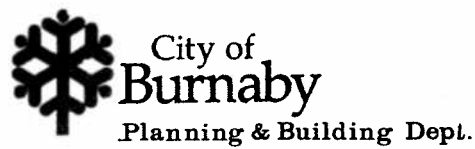
SKETCH #3.



Date:
APRIL 1997

Scale:
1:2000

Drawn By:
J.P.C.



SUBJECT SITES

PROPERTIES FOR MAILING
RE: POTENTIAL ADDITIONAL PUBLIC PARKING LOTS.

SKETCH #4.

