

TO: CITY MANAGER

1999 October 04

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #99-21
1203 Madison Avenue

PURPOSE: To respond to the concerns expressed at the Public Hearing for the subject rezoning as requested by Council.

RECOMMENDATION:

1. **THAT** this report be received for information purposes.

REPORT

1.0 BACKGROUND INFORMATION

- 1.1 On 1999 May 31 Council received a report regarding Rezoning Reference #99-21, which involves a request to rezone the property at 1203 Madison Avenue to CD Comprehensive Development District (based on RM3 Multiple Family Residential District and C1 Neighborhood Commercial District guidelines) in order to permit the development of a mixed-use commercial / multiple family residential development.

That report described how the Residential Framework in the Official Community Plan for Burnaby provides for thirteen Urban Village areas, including seven areas which require a new community plan, one of which is the small four block enclave of commercial and multiple family residential development surrounding the corner of Madison Avenue and Charles Street. Urban Villages accommodate non-Town Centre multi-family development associated with a commercial service area.

The report also indicated that the application is in conformance with the basic Urban Village concept proposed for this area. It was proposed that a community plan be created for this area in conjunction with the processing of this rezoning application, with the community plan being presented at the Public Hearing for the rezoning and that the notification for the Public Hearing would be expanded to solicit views on the broader community plan area. This simple, straight forward approach to presenting a community plan for the area was recommended due to the small geographical area proposed for the community plan and the minimal zoning changes proposed for the designated properties.

It was recommended that the Madison/Charles Community Plan area be limited to the four blocks shown on the **attached** Sketch #2, and not intrude into the surrounding R5 zoned area. It was also recommended that the commercial development in this area be limited to the subject site and that the three remaining blocks in the proposed community plan area be unchanged from their existing zoning and remain designated for RM3 Multiple Family Residential development.

On 1999 May 31, Council adopted the recommendation that the creation of the Madison/Charles Community Plan be approved upon Council granting Second Reading to this rezoning proposal.

- 1.2 On 1999 July 26 the Public Hearing report for this rezoning was submitted to Council. The report repeated most of the above information and the recommendation related to the creation of the community plan in an attempt to clarify what constitutes the community plan proposal, since the report was being circulated to the adjacent neighborhood as the means to solicit public input on the proposed community plan. The 1999 July 26 report provided details of the development proposal and recommended that the rezoning (and the proposed community plan) be advanced to the 1999 August 24 Public Hearing.

At the Public Hearing, some concerns were expressed by residents of the area and Council directed staff to prepare a report on the concerns raised at the Public Hearing. This report is in response to that direction.

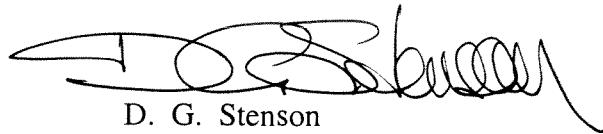
2.0 GENERAL DISCUSSION

- 2.1 The main focus of the concerns was a petition presented in opposition to the rezoning, which was circulated by one of the tenants of the existing building. The covering letter for the petition strongly focused on the belief that the development proposal is part of a plan to increase density in the area for the skytrain station. The letter went on to describe how the writer believed that the subject proposal was what he expressed as a foot in the door for future high density complexes and significant changes in the neighborhood. As was commented on by the Director Planning and Building at the Public Hearing and in a circulation to residents in the area advising them of the Public Hearing, virtually the opposite is the case. The Madison/Charles Community Plan area is limited to the four blocks surrounding the corner of Madison Avenue and Charles Street, which are already a distinct and separate enclave from the surrounding single and two family residential neighborhood. The subject site is currently occupied by an older, one-storey commercial building, while the other three blocks within the proposed community plan are occupied by older three-storey apartment buildings. As previously discussed, Council adopted the recommendation that the three blocks in the community plan which are occupied by apartment buildings be unchanged from their existing zoning and remain designated for RM3 Multiple Family Residential development. Therefore, the only land use change which is contemplated in the Madison/Charles Community plan is that which is proposed for the subject rezoning site.

In terms of this proposal being a "foot in the door", the community plan will actually formalize the boundaries for this separate four block enclave and should serve to protect the surrounding single-family residential neighborhood from speculation regarding further multiple family residential development. It is not intended that redevelopment, other than that permitted under the existing zoning, will occur through this community plan on any properties other than the rezoning site - 1203 Madison Avenue.

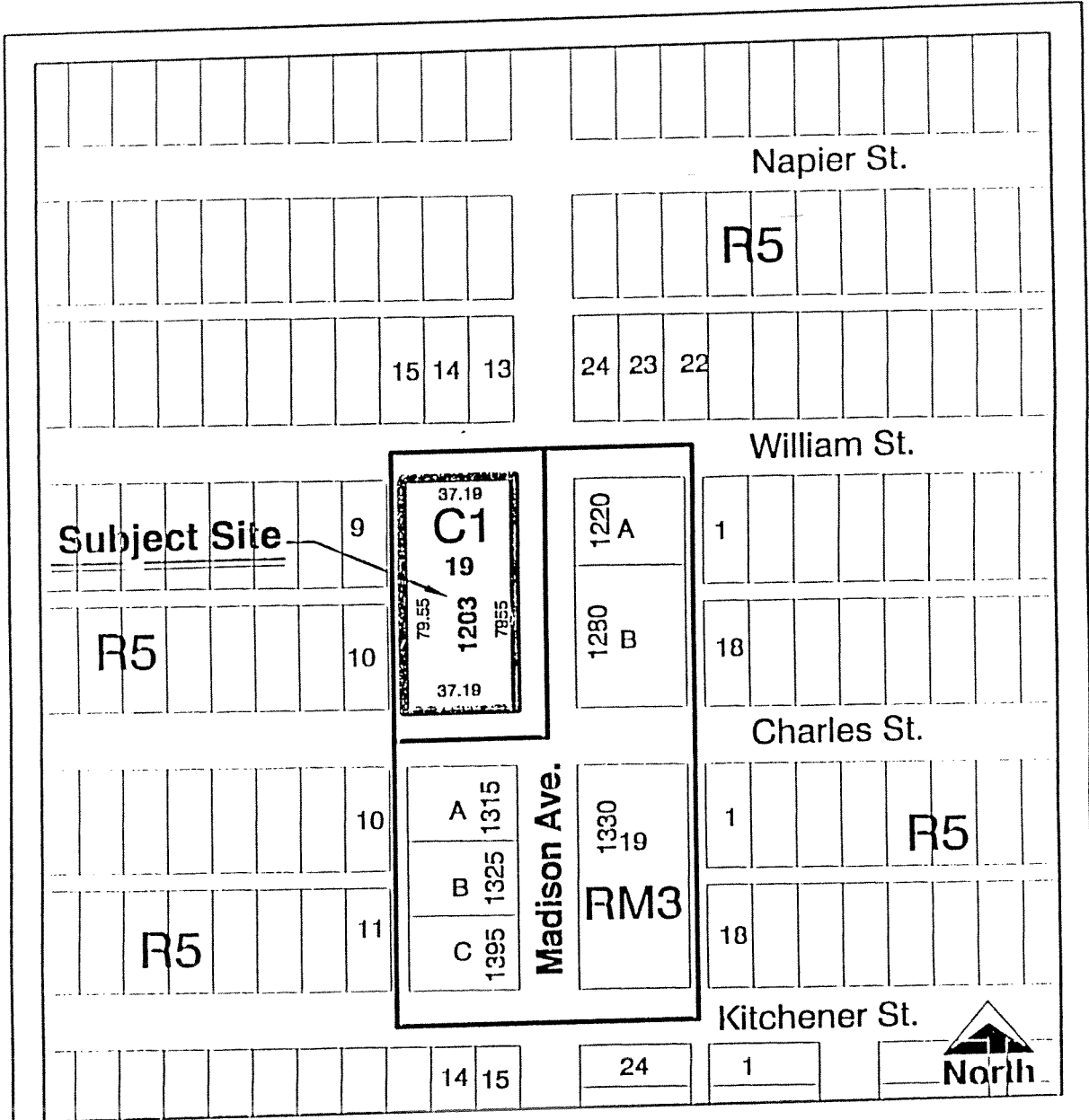
- 2.2 Some concerns were also expressed regarding increased traffic in the area, that the development will block views and that the development turns itself inward. On the matter of increased traffic, based on the ITE Trip Generation Manual which provides typical vehicular trip generation for different land uses, the proposed development will, theoretically, generate fewer trips than not only the existing commercial development but also any substantial redevelopment under the existing C1 commercial zoning. With regard to view blockage, it is noted that virtually any redevelopment of this site, with its old, low scale commercial building, would result in some blockage of views. In this case, as the Madison/Charles Community Plan Area is on a knoll, some views will be impeded, largely from the upper floors of the apartment buildings in the area. However, it is important to note that the height proposed for the main townhouse building is slightly lower than that permitted under the current RM3 District zoning which applies to the three other blocks within this community plan area while the smaller two storey buildings at the rear of the site are approximately nine feet lower than that permitted under RM3 zoning, providing a lower scaled height towards the existing residential area to the west. The massing of the proposed buildings is considered compatible with the current building massing in the area, and in its architectural detailing is considered more sensitively handled than the existing older apartment buildings. Finally, it is not considered that this development turns itself inward in any way which is detrimental to the street frontage. While the main access to the residential units is appropriately internal to the site, the units abutting Madison Avenue have either a balcony or secondary accesses at grade oriented towards Madison Avenue. The commercial component of the building under the residential is directly street oriented. This development is considered appropriately related to its street frontages.

This is for the information of Council.



D. G. Stenson
Director Planning and Building

BW:gk
Attach



Planning And Building Department

Scale: 1=2000
 Drawn By: JPC
 Date: May 1999

REZONING REFERENCE 99 --- 21
 Sketch # 1

