

Item .....	10
Manager's Report No. ....	20
Council Meeting .....	03/07/21

**TO:** CITY MANAGER

2003 July 15

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: DEVELOPMENT ENQUIRY  
5625 & 5641 CHAFFEY AVENUE  
METROTOWN - SUB-AREA 11**

**PURPOSE:** To provide Council with additional information regarding the proposed revised assembly area for an infill multiple-family project within Metrotown - Sub-Area 11 in response to issues raised at the 2003 June 23 meeting of Council.

**RECOMMENDATION:**

1. **THAT** a copy of this report be sent to Mr. Bortolazzo, Mountainview Development Ltd. & Boffo Bros. Development Ltd. 102- 6976 Russell Avenue, Burnaby, B.C. V5J 4R9 and M.G. McLachlan, 5607 Chaffey Avenue, Burnaby, B.C. V5H 2S1

**R E P O R T**

**1.0 BACKGROUND**

At its meeting of 2003 June 23, Council received a report from the Director Planning and Building regarding a proposed revised assembly area for multiple-family development of two properties located at 5625 and 5641 Chaffey Avenue (see *attached* Sketches #1 and #2). Arising out of the discussion, staff were asked to provide additional information regarding issues raised by Council, including the future development potential of the remainder property at 5607 Chaffey Avenue, the proposed future Sardis Street connection between Halley Avenue and Chaffey Avenue, and the advisability and feasibility of City acquisition of additional properties for a realigned future Sardis Street connection. This report is in response to that request.

**2.0 EXISTING SITUATION**

The proposed two-lot assembly for multiple-family development, including the properties at 5625 and 5641 Chaffey Avenue, is being pursued by the property owners as a result of their unsuccessful attempts to acquire the third property at 5607 Chaffey Avenue for inclusion in the development site. As noted in the 2003 June 23 report, this Department supports the proposed development site on the basis of Comprehensive Development rezoning utilizing the RM2 District as guidelines and has assessed the potential impact of the proposed revised assembly area on the remainder property at 5607 Chaffey Avenue, for which the following additional comments are provided.

The property at 5607 Chaffey Avenue is rectangular, measuring 16.38 m (53.74 ft) by 43.01 m (141 ft) with an area of 704.59 m<sup>2</sup> (7,584.39 sq.ft.), which under existing R5 Residential District zoning, allows for the development of a single-family dwelling only. The owner of the subject property at 5607 Chaffey Avenue has clearly indicated her intention to not participate in the proposed redevelopment opportunity and is aware of the impact on the proposed revised assembly area on her future redevelopment potential.

Taking into consideration the property's designation for future multiple-family use in line with the Metrotown Development Plan guidelines, staff indicated that there is an opportunity for a 3.41 m (11.19 ft) portion of the adjacent City-owned property at 5587 Chaffey Avenue to be consolidated with 5607 Chaffey Avenue, at the time of future 20.12 m (66 ft) road dedication. The potential re-configured 5607 Chaffey Avenue property would have a width of 19.79 m (65 ft) and an area of 851.17 m<sup>2</sup> (9,162.19 sq.ft.) and could accommodate a two-family dwelling. It may also be feasible for the property to accommodate multiple-family development, in line with appropriate guidelines for small-lot infill development, which are currently under development by this Department. Staff believe that either a two-family dwelling or a small, infill multiple-family development would be compatible with the proposed adjacent RM2-type development and would be of an appropriate scale for this location at the transitional edge between the multiple-family area to the south and single and two-family area to the north, which is defined by the future Sardis Street road connection.

Staff, in the 2003 June 23 report, also indicated that the possibility of creating a pedestrian linkage as an alternative to the road connection has been considered by Council in the past. The concept of constructing a pedestrian walkway has its merits and could be achieved either in conjunction with the proposed road connection or through the multiple-family redevelopment of a revised assembly area including the City-owned properties at 5587 Chaffey Avenue and 5608 Halley Avenue and the privately-owned property at 5607 Chaffey. Currently, staff are of the view that the option to provide an east-west connection between Grange Street and Burke Street in this northwest sector of Metrotown should be retained as future densities are expected to increase and will likely involve increased traffic movement in the area. Staff believe that the appropriate approach is to keep the options open with respect to either a future road or pedestrian walkway link across the City-owned properties, with resolution likely in conjunction with the future redevelopment of 5607 Chaffey Avenue.

### **3.0 POTENTIAL REALIGNMENT OF SARDIS STREET CONNECTION**

As an alternative to the current alignment of the proposed future road connection, staff were asked to assess the advisability and feasibility of City acquisition of the adjacent properties to the north at 5584 Halley Avenue and 5561 Chaffey Avenue for the purpose of realigning the future road connection and creating a larger assembly site for multiple-family development. The properties at 5584 Halley Avenue and 5561 Chaffey Avenue are both currently developed with two-family dwellings, with the Halley Avenue two-family dwelling recently constructed in 2002; given the recent construction and value of existing improvements, acquisition costs would likely be high.

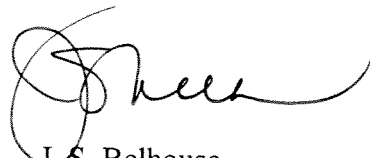
Acquisition of these properties for future road purposes would not be in line with the Metrotown Development Plan guidelines and would represent a potentially undesirable new intrusion into the single and two-family area. In addition, a northern alignment of the Sardis Street connection across the properties at 5584 Halley Avenue and 5561 Chaffey Avenue could result in a more direct road connection, which could allow for increased through-traffic use of the proposed road link, particularly with respect to Chaffey-Burke Elementary School to the east. For these reasons, acquisition of the properties at 5584 Halley Avenue and 5561 Chaffey Avenue for the purpose of creating a northern alignment of the future Sardis Street connection is not considered advisable.

#### 4.0 CONCLUSION

On the basis of the above, staff continue to support the current alignment of the proposed Sardis Street connection, which utilizes the City-owned properties acquired for such road purposes, and keeps the options open regarding the future redevelopment potential of 5607 Chaffey Avenue on its own. In addition, the current approach maintains the proposed indirect road alignment, which is considered more desirable to a direct Sardis Street connection and which could invite additional through-traffic vehicle movement.

In line with the current proposed future Sardis Street alignment, the City has required road dedications from other affected development sites within the area, including the property at 5656 Halley Avenue through Rezoning Reference #51/98 and the property at 4292 Sardis Street, through a current rezoning application, Rezoning Reference #02-37. It is the opinion of staff that the outlined proposed future alignment of Sardis Street should continue to be pursued. At the time of future redevelopment of the property at 5607 Chaffey Avenue the final determination as to the need for the proposed future road connection can be made. If not needed, staff can review the means to achieve a pedestrian linkage in conjunction with a larger development site, including the property at 5607 Chaffey Avenue and the City-owned properties at 5587 Chaffey Avenue and 5608 Halley Avenue.

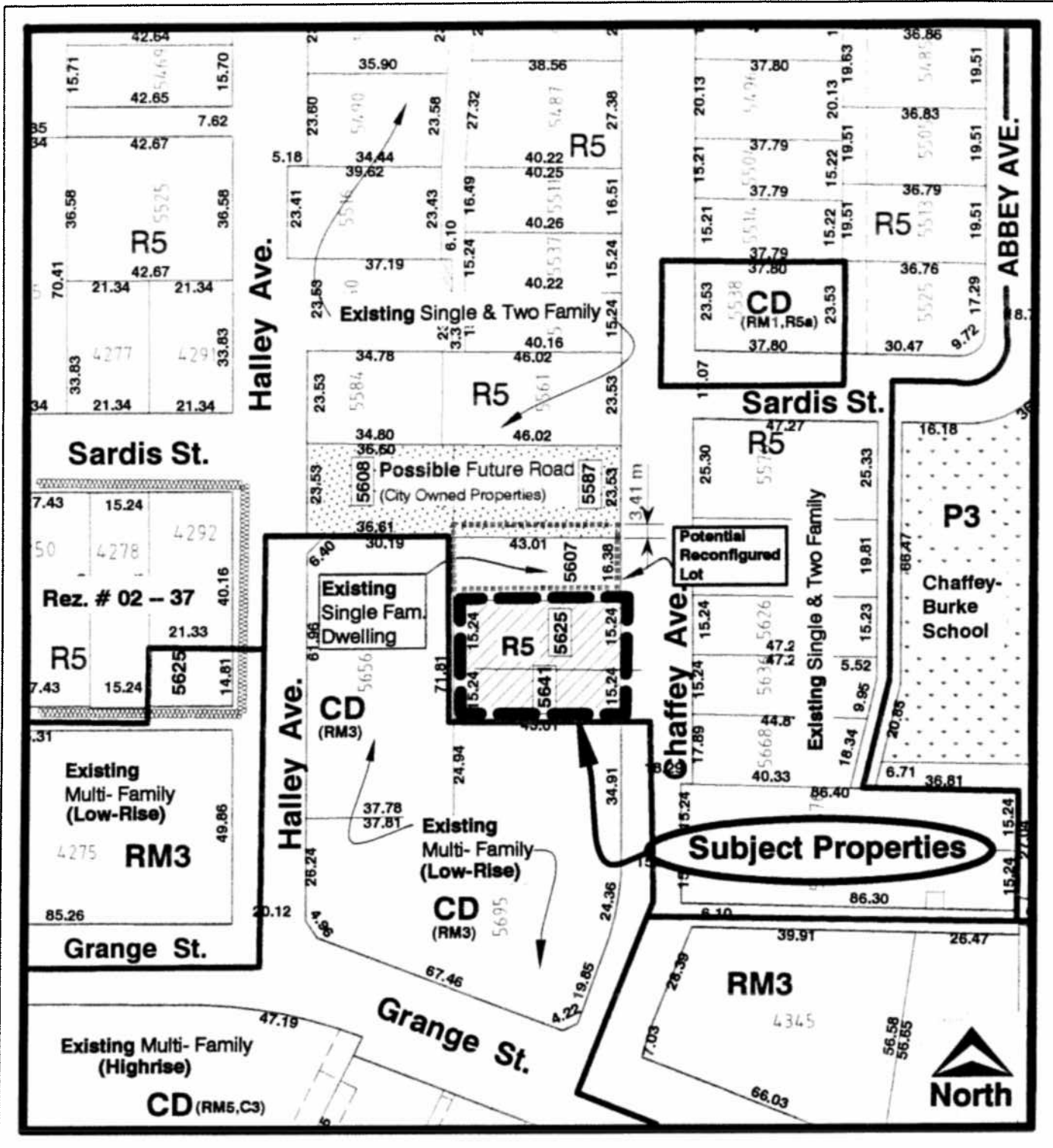
This is for the information of Council.



J.S. Belhouse  
Director Planning and Building

JK:gk  
Attach

cc: Chief Building Inspector  
Director Engineering



City of Burnaby  
 Planning and Building Department

Scale: 1 = 1500

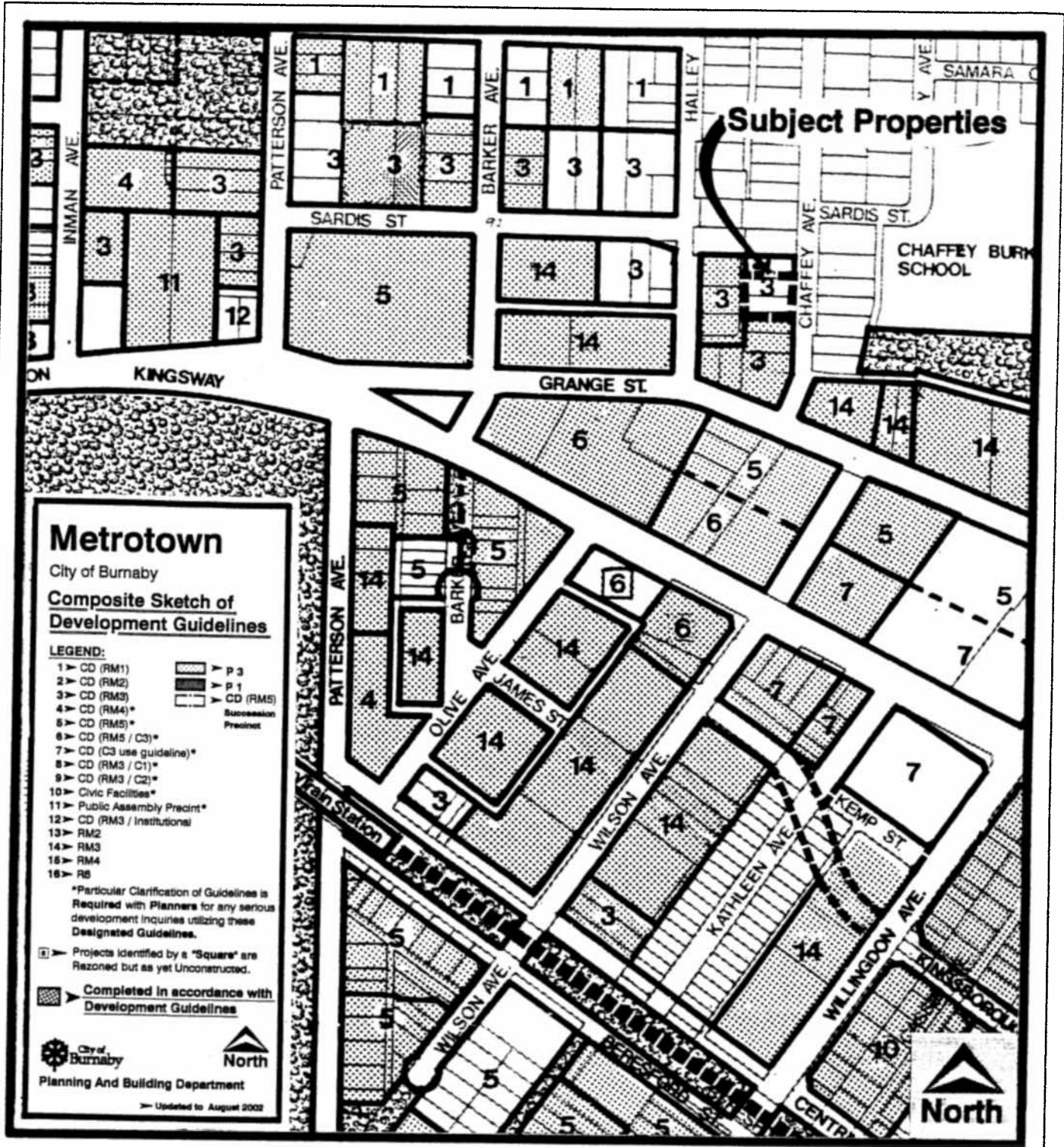
Drawn By: J.P.C.

Date: July 2003

### Development Inquiry

5625,5641 Chaffey Ave.

Sketch # 1



**Planning and Building Department**

Scale: N.T.S.

Drawn By: J.P.C.

Date: June 2003

**Development Inquiry**  
5625,5641 Chaffey Ave.

Sketch # 2

