

TO: CITY MANAGER
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: DEVELOPMENT ENQUIRY
5625 & 5641 CHAFFEY AVENUE
METROTOWN - SUB-AREA 11

2003 June 17

PURPOSE: To inform Council of a development enquiry regarding a proposed revised assembly area for an infill multiple-family project within Metrotown - Sub-Area 11.

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 Ms. M.G. McLachlan, 5607 Chaffey Avenue, Burnaby, B.C. V5H 2S1

R E P O R T

1.0 BACKGROUND

This Department has received a letter from the owners of the subject properties located at 5625 and 5641 Chaffey Avenue requesting consideration of a revised assembly area for multiple-family development of the two lots under the RM2 Multiple-Family Residential District guidelines, for which the following discussion is provided.

2.0 DEVELOPMENT ENQUIRY

The properties at 5625 and 5641 Chaffey Avenue are located within Metrotown - Sub-area 11 and are designated for multiple-family development under the RM3 District guidelines as part of a three-lot assembly including the subject properties and the adjacent property to the north at 5607 Chaffey Avenue (see *attached* Sketches #1 and #2). To the south of the subject properties at 5695 Chaffey Avenue is a 39-unit RM3-type project, developed under Rezoning Reference #73/87. The designated three-lot assembly area is the last site for multiple-family development on Chaffey Avenue and marks the boundary between the RM3 multiple-family area of the Metrotown Development Plan and the single and two-family area to the north.

The owners acquired the property at 5641 Chaffey Avenue in 1991 and 5625 Chaffey Avenue in 1997. The owners are aware of the objectives of the Metrotown Development Plan as it relates to the subject properties and the designated three-lot assembly site, yet have been unsuccessful in their attempts to acquire the third property at 5607 Chaffey Avenue. This Department has received correspondence from Ms. M.G. McLachlan, the owner of the property at 5607 Chaffey Avenue,

which indicates that she has been offered full market value for her property, but that she does not intend to sell her property at any time in the near future. Ms. McLachlan has indicated that the property is considered a family home, which according to property sales records with Land Titles Office has remained in family ownership since 1976.

3.0 REDEVELOPMENT POTENTIAL

3.1 Properties at 5625 and 5641 Chaffey Avenue - Proposed Two-Lot Assembly Site

The properties at 5625 and 5641 Chaffey Avenue are rectangular, each measuring 15.24 m (50 ft.) by 43.01 m (141.10 ft.) with areas of 655.47 m² (7,055.65 sq. ft.) each. The properties, currently zoned R5 Residential District, are developed with older single-family dwellings, constructed in 1928, which are both in good condition. Together, the proposed two-lot assembly site would have a width of 30.48 m (100 ft.) and an area of 1,310.94 m² (14,111.30 sq.ft.), which would be suitable under the Zoning Bylaw for a RM2-type infill multiple-family project at a maximum Floor Area Ratio of 0.9 with full underground parking. The owners recognize that the proposed two-lot assembly site does not meet the minimum lot area or width requirements for development under the designated RM3 District zoning, but notwithstanding this, are seeking support to pursue a rezoning of the two properties at this time under CD Comprehensive Development District zoning based upon the RM2 District and Metrotown Development Plan guidelines.

3.2 Property at 5607 Chaffey Avenue

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 m² (7,584.39 sq.ft.). The property accommodates an older single-family dwelling in good condition and which was constructed in 1945. The property has single-family development potential only as it does not meet the minimum lot width requirements for two-family development under existing R5 Residential District zoning.

Adjacent to the north is the City-owned property at 5587 Chaffey Avenue, which was acquired in 1981 for the purpose of allowing for the possible future extension of the Sardis Street road right-of-way to provide a link between Halley Avenue and Chaffey Avenue. In 1990, the City acquired the property at 5608 Halley Avenue, also for the planned future road purposes. The proposed Sardis Street extension is intended to provide for improved local neighbourhood circulation and to serve as the clear boundary between the multiple-family area to the south and the single and two-family area to the north; however the road works are not planned to be pursued within the upcoming 5 year capital program and is considered a longer range project. It is noted that a pedestrian walkway linking Halley Avenue and Chaffey Avenue was discussed in a previous report to Council as an alternative to the future road; however, at that time, the future extension of Sardis Street was considered to be the best option for the delineation of the community plan area boundary.

Both properties designated for future road (5587 Chaffey Avenue and 5608 Halley Avenue) have widths of 23.53 m (77.20 ft), which is 3.41 m (11.19 ft) wider than the standard 20.12 m (66 ft) road right-of-way requirement. It will be possible to consolidate this remainder width from the property at 5587 Chaffey Avenue, at the time of future road dedication, with the adjacent property at 5607 Chaffey Avenue to create sufficient width to allow for two-family development. The preliminary future road and boulevard design accommodates this potential consolidation.

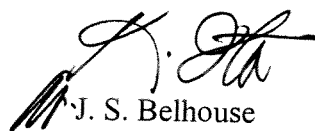
4.0 CONCLUSIONS

The owners of the subject properties at 5625 and 5641 Chaffey Avenue have requested consideration of a revised assembly area for their proposed two-lot infill multiple-family development. The third property owner has clearly indicated her intention to not participate in the proposed redevelopment opportunity. Staff believe that the proposed two-lot assembly including 5625 and 5641 Chaffey Avenue is a feasible development site for an RM2-type project and would support a rezoning application for the properties to CD(RM2) and in line with the Council-adopted Metrotown Development Plan guidelines. Care would be taken to ensure that the design and siting of the proposed infill project is compatible with the existing single-family dwelling at 5607 Chaffey Avenue.

On a separate basis in line with Council's direction, this Department is currently reviewing the feasibility of small-lot multiple-family infill developments with a report intended to be submitted to the Housing Committee of Council in the near future. The remainder property at 5607 Chaffey Avenue, either in its current configuration or with additional width through future consolidation with a portion of extra road right-of-way, could be a candidate site for a small-lot infill multiple-family development at some point in the future if redevelopment is sought by the property owner. If such small-lot multiple-family development is not feasible, staff believe that the property at 5607 Chaffey Avenue with minimal widening, being at the edge of the multiple-family area, could also be a viable two-family development lot.

Therefore, in light of these circumstances, this Department, unless otherwise directed by Council, will advise the owners of the subject properties at 5625 and 5641 Chaffey Avenue that a rezoning application for a CD (RM2) infill multiple-family development could be considered, on the terms outlined in this report.

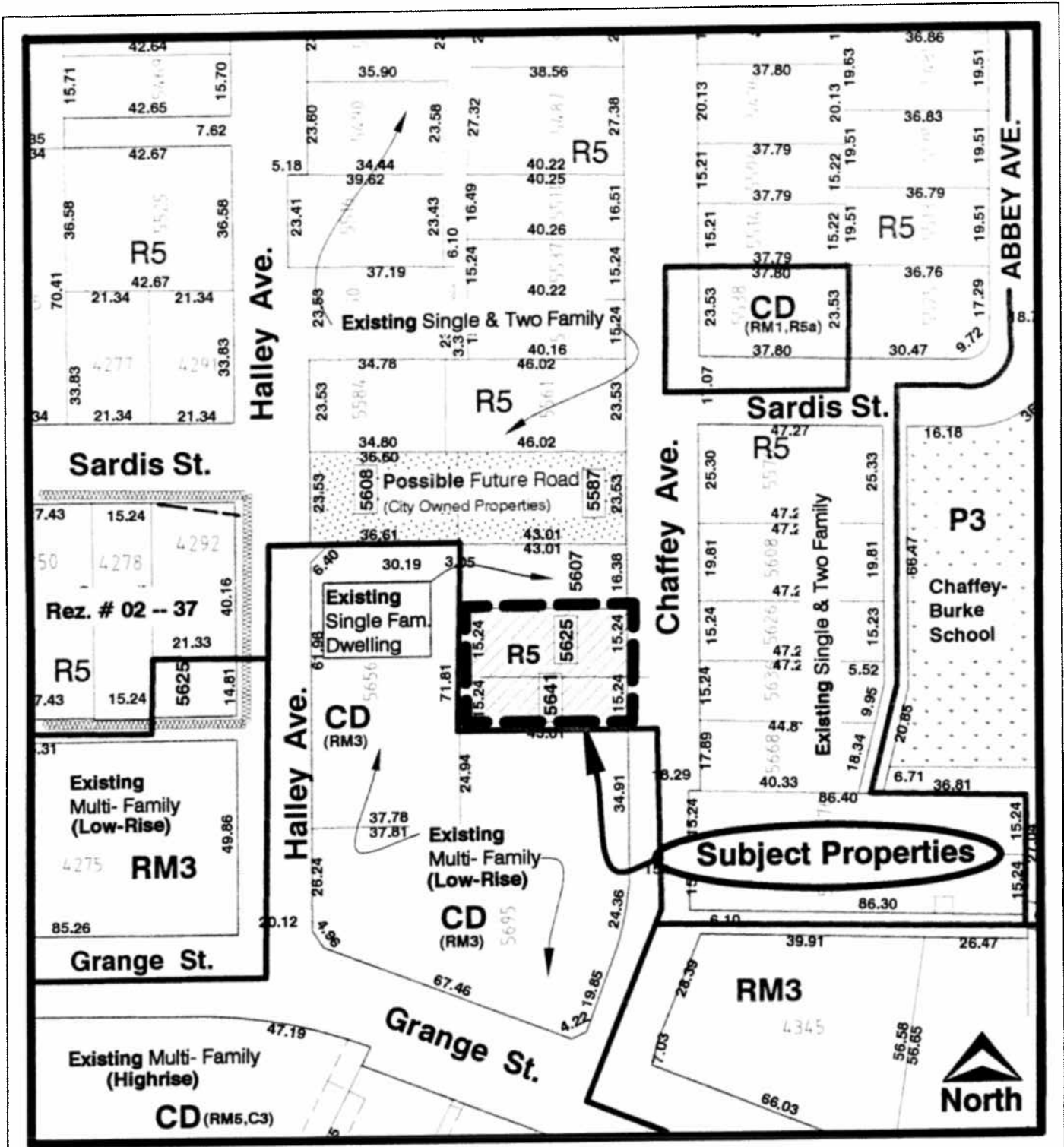
This is for the information of Council.



J. S. Belhouse
Director Planning and Building

JK:gk
Attach

cc: Chief Building Inspector
Director Engineering
Manager Transportation Planning
P:\Gulzar\Jennifer\PL - Dev Inq 5625 & 5641 Chaffey.wpd



Planning and Building Department

Scale: 1 = 1500

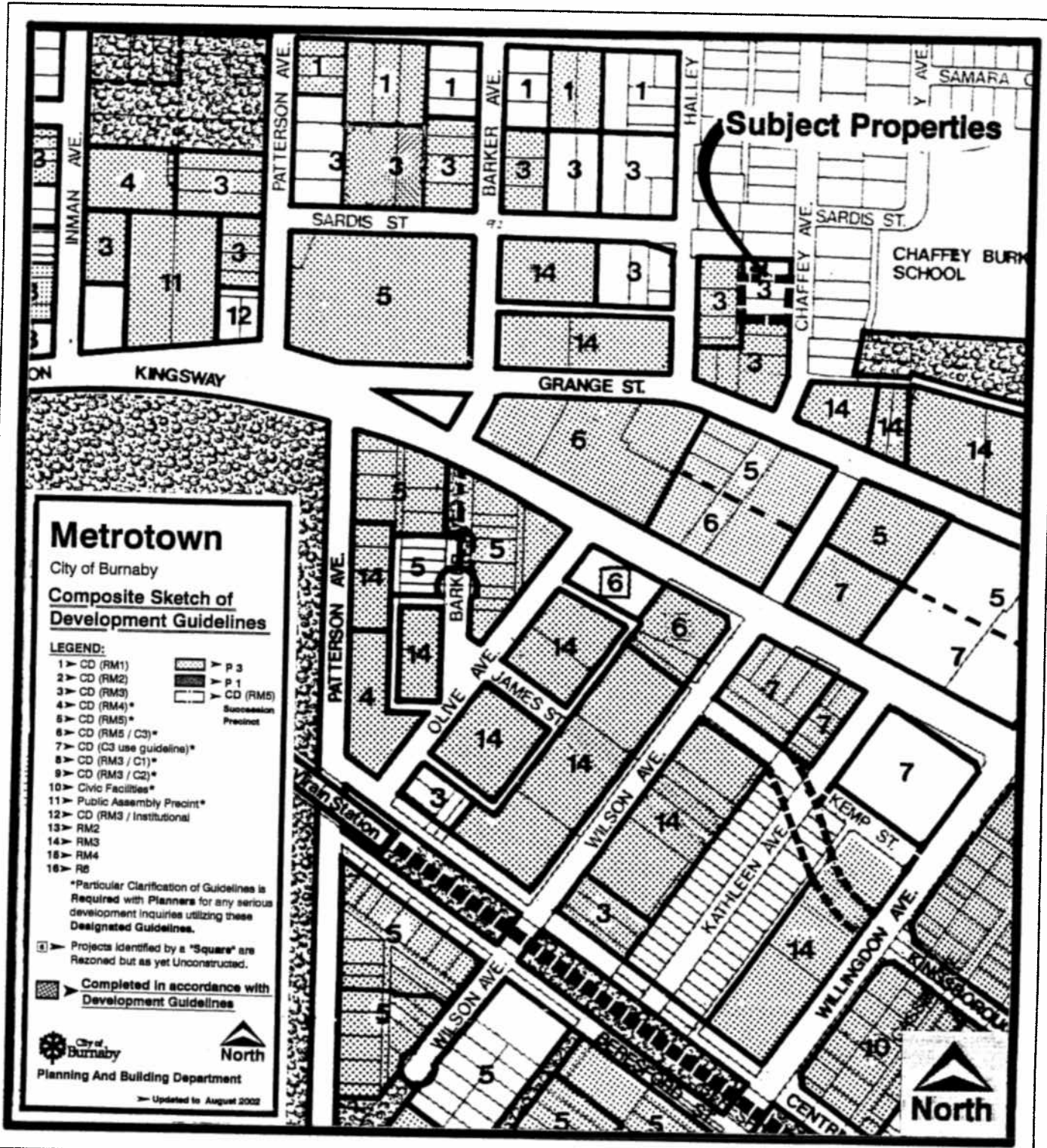
Drawn By: J.P.C.

Date: June 2003

Development Inquiry

5625,5641 Chaffey Ave.

Sketch # 1



Metrotown
City of Burnaby
Composite Sketch of Development Guidelines

LEGEND:

1 > CD (RM1)		> P 3
2 > CD (RM2)		> P 1
3 > CD (RM3)		> CD (RM5)
4 > CD (RM4)*		Succession Precinct
5 > CD (RM5)*		
6 > CD (RM5 / C3)*		
7 > CD (C3 use guideline)*		
8 > CD (RM3 / C1)*		
9 > CD (RM3 / C2)*		
10 > Civic Facilities*		
11 > Public Assembly Precinct*		
12 > CD (RM3 / Institutional)		
13 > RM2		
14 > RM3		
15 > RM4		
16 > R6		

*Particular Clarification of Guidelines is Required with Planners for any serious development inquiries utilizing these Designated Guidelines.

Projects identified by a "Square" are Rezoned but as yet Unconstructed.

Completed in accordance with Development Guidelines

City of Burnaby
Planning And Building Department
North
Updated to August 2002



Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: June 2003

Development Inquiry
5625,5641 Chaffey Ave.

Sketch # 2

