

CITY OF BURNABY  
HOUSING COMMITTEE

**D**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**RE: HASTINGS STREET AREA PLAN ADJUSTMENT**

**RECOMMENDATIONS:**

1. **THAT** Council support retention of the existing Hastings Street Area Plan boundaries at this time and authorize staff to pursue those items outlined in Section 5.
2. **THAT** a copy of this report be forwarded to those residents and businesses which provided written comments during the public consultation process for this community plan review.
3. **THAT** a copy of this report be forwarded to the Heights Merchant's Association.

**REPORT**

The Housing Committee, at its Open meeting held on 2003 September 30, received and adopted the attached report conveying the results of the public consultation process regarding the Hastings Street Area Plan boundary adjustment. A brochure summarizing the draft adjustments was mailed to property owners, businesses and residents in the 4500, 4600 and 4700 blocks of Hastings, Albert and Pender Streets. A total of 28 written responses, plus a petition with 52 signatures, were received on the draft plan adjustment.

Of the written respondents, the Committee noted that 61% were strongly opposed to the proposal, 28% were in general support, and 11% commented on other issues while being generally neutral with regard to the proposed expansion. In addition, the Committee noted that the petition from residents of the 4500 and 4600 blocks of Pender Street and the north side of Frances Street represented 48% of the properties in the area, and voiced strong opposition to the proposal.

Given the lack of support for the proposed boundary adjustment, the Committee supported retention of the existing Hastings Street Area Plan boundaries at this time.

Respectfully submitted,

COPY - CITY MANAGER  
- DIRECTOR PLANNING & BUILDING  
- DIRECTOR FINANCE  
- DIRECTOR PARKS, RECREATION & CULTURAL SERVICES  
- DIRECTOR FINANCE  
- CITY SOLICITOR  
- CITY CLERK

Councillor C. Redman  
Chair

Councillor D. Johnston  
Vice Chair

Councillor C. Jordan  
Member

**TO:** CHAIR AND MEMBERS  
HOUSING COMMITTEE

2003 September 25

**FROM:** DIRECTOR PLANNING AND BUILDING

OUR FILE: 71100 20

**SUBJECT: HASTINGS STREET AREA PLAN ADJUSTMENT**

**PURPOSE:** To convey the results of the public consultation process and to provide recommendations regarding the Hastings Street Area Plan boundary adjustment.

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**RECOMMENDATIONS:**

1. **THAT** the Committee recommend to Council that the existing Hastings Street Area Plan boundaries be retained at this time, and that those items outlined in Section 5.0 be pursued.
2. **THAT** a copy of this report be forwarded to those residents and businesses which provided written comments during the public consultation process for this community plan review.
3. **THAT** a copy of this report be forwarded to the Heights Merchant's Association.

**REPORT**

**1.0 INTRODUCTION**

Based on a delegation by the Heights Merchants Association (HMA) at the November 2001 meeting of the Housing Committee, staff were directed to proceed with a review of the expansion of the Hastings Street Area Plan boundaries to include the area between Willingdon and Gamma Avenues (see Sketch #1, attached). The area along Hastings between Willingdon and Gamma was included in the HMA-administered Business Improvement Area in 1998, which now runs 11 blocks along Hastings Street from Boundary Road to Gamma Avenue.

The draft Hastings Street Area Plan adjustment presented to the Committee and Council proposed expansion of the plan area from Willingdon Avenue eastward to Beta Avenue on the Hastings Street frontage (see Sketch #2, attached). The draft plan proposed allowing properties in these two blocks the option of rezoning to C8a - Hastings Village Commercial District (Non-Core) or maintaining their existing C4 - Service Commercial District zoning. Two properties which are not currently zoned C4 - Service Commercial District in these blocks were proposed to be rezoned by the City to C8a - Hastings Village Commercial District (Non-Core). The goal of these adjustments was to extend the building form and

pedestrian-oriented uses of the urban village on Hastings Street to include these two additional blocks east of Willingdon Avenue.

On 2002 May 06, Council gave approval in principle for the proposed adjustment to the Hastings Street Area Plan as a basis for public consultation and further review. This report presents a summary of the issues raised during the public consultation process, and proposes that amendments to the Hastings Street Area Plan boundaries not be pursued at this time.

## **2.0 PUBLIC REVIEW PROCESS**

Following Council approval in principle of the proposed adjustment to the Hastings Street Area Plan as a basis for public consultation, staff initiated the adopted public consultation process. A brochure summarizing the proposed adjustments was mailed to property owners and businesses in the 4500, 4600 and 4700 blocks of Hastings Street and residents and property owners along the corresponding blocks of Albert Street and Pender Street (399 brochures in total). The brochures included a comment sheet, which recipients were invited to complete and return. In addition, brochures were distributed to the HMA, Eileen Dailly Pool, Confederation Seniors' Centre and the McGill Library. The brochure invited property owners, business operators and residents to attend the open house held on 2002 June 19 at the Confederation Seniors' Centre. Approximately 52 people attended the open house, at which brochures and comment sheets were also available.

## **3.0 SUMMARY OF PUBLIC COMMENTS**

A total of 28 written comments were received regarding the proposed adjustments to the Hastings Street Area Plan. In addition, a petition of 52 signatures was received from the residents and property owners from the 4500 and 4600 blocks of Pender Street and the north side of Frances Street.

Of the written comments, 61% were strongly opposed to the proposal, 28% were in general support, and 11% commented on other issues while being generally neutral with regard to the proposed expansion (citing concerns regarding the impacts of Hats Off Day, condition of lanes, lack of existing parking enforcement, etc.). In addition, the petition that was submitted from the residents represents 48% of the properties in the 4500 and 4600 blocks of Pender Street and the north side of Frances Street, and voiced strong opposition to the proposal.

Issues identified by those opposed to the extension of the plan boundaries included serious concerns that the increased density and commercial activity along Hastings Street would cause a further shortage of vehicle parking and increased vehicle congestion in the area. Specifically, there were several comments opposed to the proposed creation of angled parking, with one comment that this would not meet even the current need, let alone any increase in parking needs due to additional commercial activity.

Further, concerns were raised by several residents about the impacts of four storey buildings on Hastings Street, in that four-storey multiple family buildings would negatively impact the privacy of adjacent single family residential properties on Pender Street and Albert Street, as well as eliminate northern mountain views from existing houses on Pender Street. In addition, concerns were raised that potential changes would have a negative impact on local property values. This was in relation to the problems identified by residents in the existing relationship between the Hastings frontage properties and the Pender Street properties, namely poorly maintained lane conditions, congestion and noise. It was feared that these would be exacerbated by the proposed plan area extension.

Concerns were also raised by both those opposed and those commenting generally on other issues regarding some of the uses permitted in the C8a - Hastings Village Commercial District (Non-Core) zoning district, such as massage parlors, steam baths, cheque cashing facilities and sale of used goods, and the apparent proliferation of these uses throughout the Heights.

Those in support of the proposal cited a general need to enhance the economic viability of the commercial properties within the proposed expansion area, either through rezoning of the area to permit an expanded range of uses, or expanding the proposal to include the 4700 block of Hastings Street as well. An additional comment related to the desire to increase opportunities for multiple family development in the area generally, given the extensive commercial services and recreational amenities in the Heights area.

#### **4.0 STAFF ASSESSMENT OF PUBLIC COMMENTS**

Staff are of the opinion that if the proposed plan boundary and zoning changes were to occur east of Willingdon, some of the identified concerns could be addressed through the rezoning and redevelopment process, primarily the interface between the commercial properties of Hastings Street and the residential properties of Pender and Albert Streets. However, the residents do not share this opinion.

It is evident that a majority of the respondents are not in favour of the proposed expansion of the Hastings Street Area Plan boundaries, particularly the residents living in the 4500 and 4600 blocks of Pender Street and the north side of Frances Street. This raises a serious concern relating to the proposed plan extension. There is also a concern about the general lack of support for the proposal, even from the commercial interests on Hastings Street. Only eight respondents supported the proposed plan - five comments being from business owners and three from residents.

Despite the apparent merits of the proposed plan extension to the commercial properties, it is evident that the neighbourhood is not supportive of the change at this time. Three of the objections to the proposed plan were from commercial property owners. Consequently, staff recommend that the proposed extension not be pursued at this time.

## **5.0 NEXT STEPS**

Some issues have been raised during the public consultation process that may be addressed through other initiatives. With respect to concerns over uses such as massage parlors, cheque cashing facilities and pawn shops, staff are currently examining options which would address this issue on a City-wide basis. The review of these uses is occurring in the context of general Zoning Bylaw text amendments, and is being pursued separate from the proposed Hastings Street Area Plan expansion.

In addition, for those few business and property owners which have indicated a desire to expand the range of uses in the C4 District zoning in the two blocks east of Willingdon, staff will contact the owners directly to discuss their issues more specifically. It may be feasible to address their concerns through a rezoning or Zoning Bylaw text amendment in a manner that meets their goals, as well as the concerns of the neighbourhood and the City.

The Committee has previously authorized staff to work with the HMA on the potential of a one block lane enhancement pilot project that would explore a general improvement in the use and condition of the lanes. Staff will be initiating this process with the HMA in the near future.

A number of comments were received regarding a lack of parking in the proposed plan expansion area. Staff will undertake to investigate the potential provision of additional on-street parking in the area and the potential provision of off-street parking north of Hastings Street.

These initiatives may help address some of the concerns raised by residents in the public consultation process. Should circumstances change in the future, it may be appropriate to revisit the proposed plan extension at that time. With Council concurrence, this report will be forwarded to residents and businesses which provided written comments during the public consultation process of this plan review.

## **6.0 CONCLUSION**

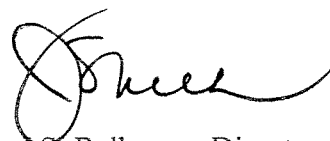
In response to a request from the HMA, the Housing Committee directed staff to proceed with a review of the expansion of the Hastings Street Area Plan to include the area between Willingdon Avenue and Gamma Avenue. On 2002 May 26, Council endorsed the draft Hastings Street Area Plan adjustments as a basis for further review and public comment. A

brochure summarizing the draft adjustments was mailed to property owners, businesses and residents in the 4500, 4600 and 4700 blocks of Hastings, Albert and Pender Streets (399 brochures in total). A total of 28 written responses, plus a petition with 52 signatures, were received on the draft plan adjustment.

Of the written respondents, 61% were strongly opposed to the proposal, 28% were in general support, and 11% commented on other issues while being generally neutral with regard to the proposed expansion. In addition, the petition from residents of the 4500 and 4600 blocks of Pender Street and the north side of Frances Street represented 48% of the properties in the area, and voiced strong opposition to the proposal. Increased parking and vehicle congestion, negative impact on property values, privacy and views were all cited as concerns by those opposed. Those in support cited a general need to improve the economic viability of properties along Hastings Street in the proposed expansion area.

Given the foregoing concerns, the general lack of support from the commercial properties on Hastings Street as well as by area residents, and the fact that a majority of residents who expressed concerns live on Pender Street immediately south of the proposed expansion boundary, staff feel that proceeding with adoption of the Hastings Street Area Plan extension is not advisable at this time.

Staff will continue to pursue amendments to the Zoning Bylaw to preclude uses of concern to area residents, as well as initiate a lane improvement pilot project which may improve conditions within the existing plan area. In addition, staff will investigate the feasibility of providing off-street parking and additional on-street parking in the proposed expansion area, as well as contact the business and property owners from the proposed expansion area that have expressed concerns regarding the range of uses permitted in the C4 District.

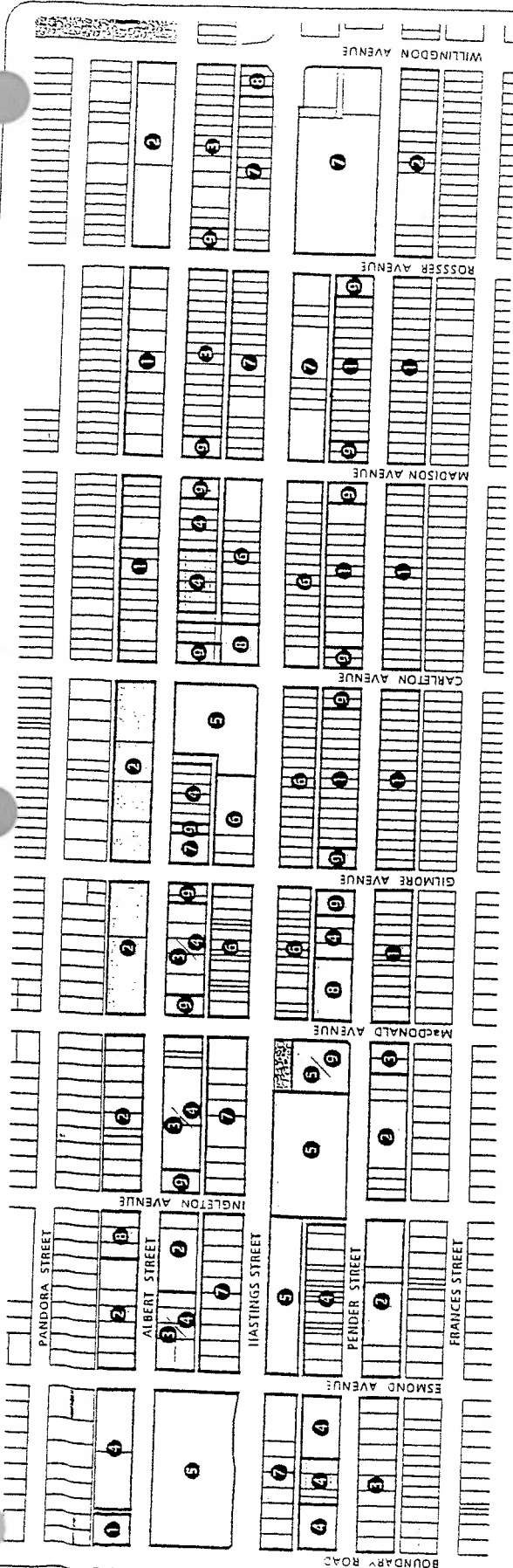


J.S. Belhouse, Director  
PLANNING AND BUILDING

KSF/jc/sa  
Attachments(2)

cc: City Manager  
Director Engineering  
Director Finance

City Solicitor  
City Clerk  
Director Parks, Recreation & Cultural Services



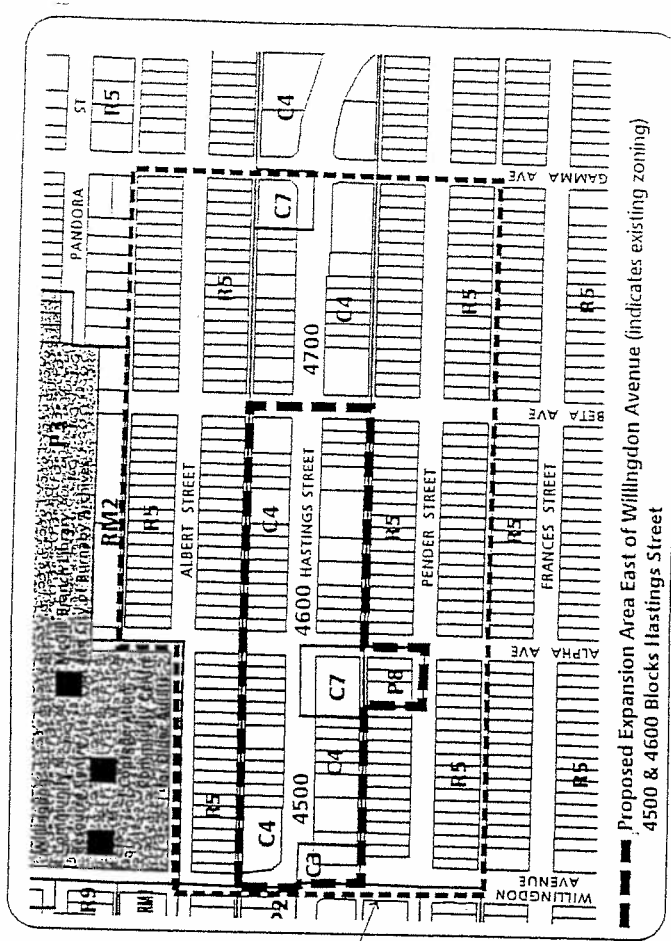
### Hastings Street Area Plan (Adopted)

- 1 Single and two family dwellings (Retained)
- 2 Low rise multi-family residential (RM3)
- 3 Single, two family or 2½ storey townhousing (RM6)
- 4 3½ storey townhousing (CD-RM7)
- 5 Comprehensive development (CD)
- 6 Core commercial (4 storey mixed use) (C8)
- 7 Non-core commercial (4 storey mixed use) (C8a)
- 8 Institutional
- 9 Parking
- 10 Park
- 11 Existing
- 12 Pending application

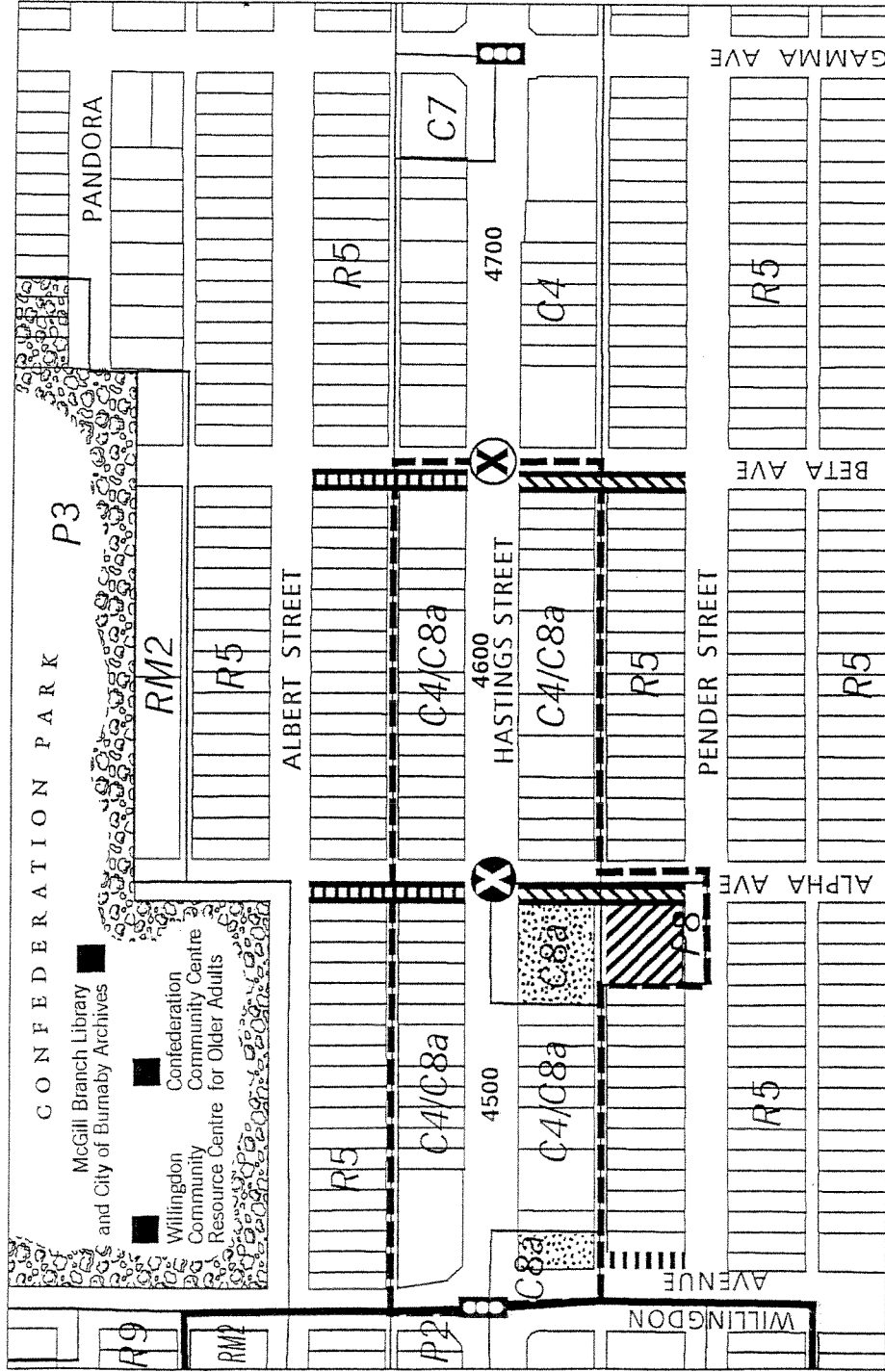
### Community Plan Three



Proposed  
mail-out Area



Proposed Expansion Area East of Willingdon Avenue (indicates existing zoning)  
4500 & 4600 Blocks Hastings Street



# Hastings Street Area Plan Proposed Adjustments 4500 and 4600 blocks Hastings Street