



## **WILLINGDON HEIGHTS COMMUNITY PLAN**

**The following planning report constitutes the Willingdon Heights Community Plan which was originally known as “Madison/Charles Community Plan” and adopted by Council on July 26, 1999.**

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# CITY OF BURNABY

**PLANNING AND BUILDING  
REZONING REFERENCE #99-21  
1999 MAY 31**

## ITEM #9

### 1.0 GENERAL INFORMATION

- 1.1 Applicant: Listraor Developments Inc.  
2971 West 44th Avenue  
Vancouver, B.C. V6N 3K3  
(Att: Craig Rowland)
- 1.2 Subject: Application for the rezoning of:  
Lot 19, Block 12, D.L. 120, Group 1, NWD Plan 9413
- From:** C1 Neighbourhood Commercial District
- To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and C1 Neighbourhood Commercial District)
- 1.3 Address: 1203 Madison Avenue
- 1.4 Location: The subject site is located on the west side of Madison Avenue between William and Charles Streets (see attached Sketch #1).
- 1.5 Size: The site is rectangular in shape with a frontage of 79.5m (260.9 ft.) on Madison Avenue and a frontage of 37.19m (122 ft.) on both William and Charles Streets, with a gross site area of approximately 2,958 m<sup>2</sup> (31,845 sq.ft.).
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit a mixed-use commercial/multiple family residential development.

### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is currently occupied by an older one storey commercial building. The site is relatively flat with virtually no landscaping on the site. Older single-family dwellings are located to the north across William Street and to the west across the lane. Older three storey

apartments are located across Madison Avenue to the east and across Charles Street to the south. Vehicular access is currently available to the site from Madison Avenue, William and Charles Streets and the rear lane. Madison Avenue is constructed to an interim standard, with a curbwalk on the opposite side, William Street is constructed to a finished standard and Charles Street is constructed to an interim standard with no sidewalks.

### **3.0 BACKGROUND**

- 3.1 The Official Community Plan for Burnaby, which was adopted by Council in June 1998, includes Urban Villages as a principal element of the Residential Framework. Urban Villages accommodate non-Town Centre multi-family development associated with a commercial service area. The intent of the commercial component of the Urban Village is to provide a focal point for convenient and "close to home" access to commercial facilities and services that can meet the day-to-day and occasional shopping needs of surrounding residential neighbourhood areas. These centres help respond to the complete community objectives of the Livable Region Strategic Plan.

The Residential Framework 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.

### **4.0 GENERAL DISCUSSION**

- 4.1 The applicant is proposing to develop a three storey mixed-use development, with some commercial on the ground floor and multiple family residential above, featuring ground oriented units with all parking underground. The application is in conformance with the basic Urban Village concept proposed for this area. It is proposed that a community plan be created for this area in conjunction with the processing of this rezoning application, with the community plan presented at the Public Hearing for the rezoning. If Council approves this approach, 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 is recommended due to the small geographical area proposed for the community plan and the minimal zoning changes proposed for the designated properties.

The four blocks surrounding the corner of Madison Avenue and Charles Street represent a clearly separate historical enclave within a stable R5 zoned single and two family residential neighborhood. This enclave has a distinct and separate land use pattern (commercial and multiple family residential) from the surrounding single-family neighbourhood. It is

therefore recommended that the Madison/Charles Community Plan Area be limited to the four blocks shown on attached Sketch #2, and not intrude into the surrounding R5 zoned area. In terms of the degree of change recommended for this area, this is largely a function of the appropriate amount of commercial floor area to be provided for the area. In light of the fact that the proposed community plan area is less than half a mile from Brentwood Mall and all the proposed amenities in the adopted Brentwood Town Centre area, as well as being just over half a mile from the commercial businesses on Hastings Street, it is recommended that the commercial development in this area be limited to the subject site. This Department does not consider there to be a need to designate additional commercial floor area in this small community plan area and in fact, the applicant for this rezoning has indicated that there is less demand for local commercial facilities in this area than would be accommodated by the ground floor building envelope of the subject site. It is therefore recommended that the three remaining blocks in the proposed community plan area be designated for RM3 Multiple Family Residential development, thus retaining their current zoning.

- 4.2 With respect to the subject rezoning site, the applicant has indicated that the project will have an overall density of a Floor Area Ratio of 1.1, with a maximum height not to exceed 12m (39.37ft.) or three storeys, which is consistent with the RM3 zoning regulations. All parking will be underground. In terms of the commercial floor area on the site, while the applicant has expressed some concern regarding the demand for local commercial facilities in this area, this Department has indicated that the development should have a minimum commercial gross floor area of 4,000 square feet in order to create the "Urban Village", mixed-use, complete community concept envisioned in the Official Community Plan.
- 4.3 The Director Engineering will be requested to prepare an estimate for all necessary services to serve this site. The servicing requirements will include, but not necessarily be limited to, the construction of Madison Avenue and Charles Street to a full standard with separated sidewalk abutting the site and the upgrading of the water main on Madison Avenue.
- 4.4 The Neighborhood Parkland Acquisition Charge and the GVS & DD Sewerage Charge will be applicable to this development.
- 4.5 The appropriate garbage collection, recycling and bicycle storage facilities will be provided.

**5.0 CONCLUSION**

The applicant has submitted an application to rezone the site to CD Comprehensive District, in order to construct a mixed-use commercial/multiple family residential development, which is supportive of the basic Urban Village concept proposed for this area in the Official Community Plan. The rezoning of this property for mixed-use development in order to

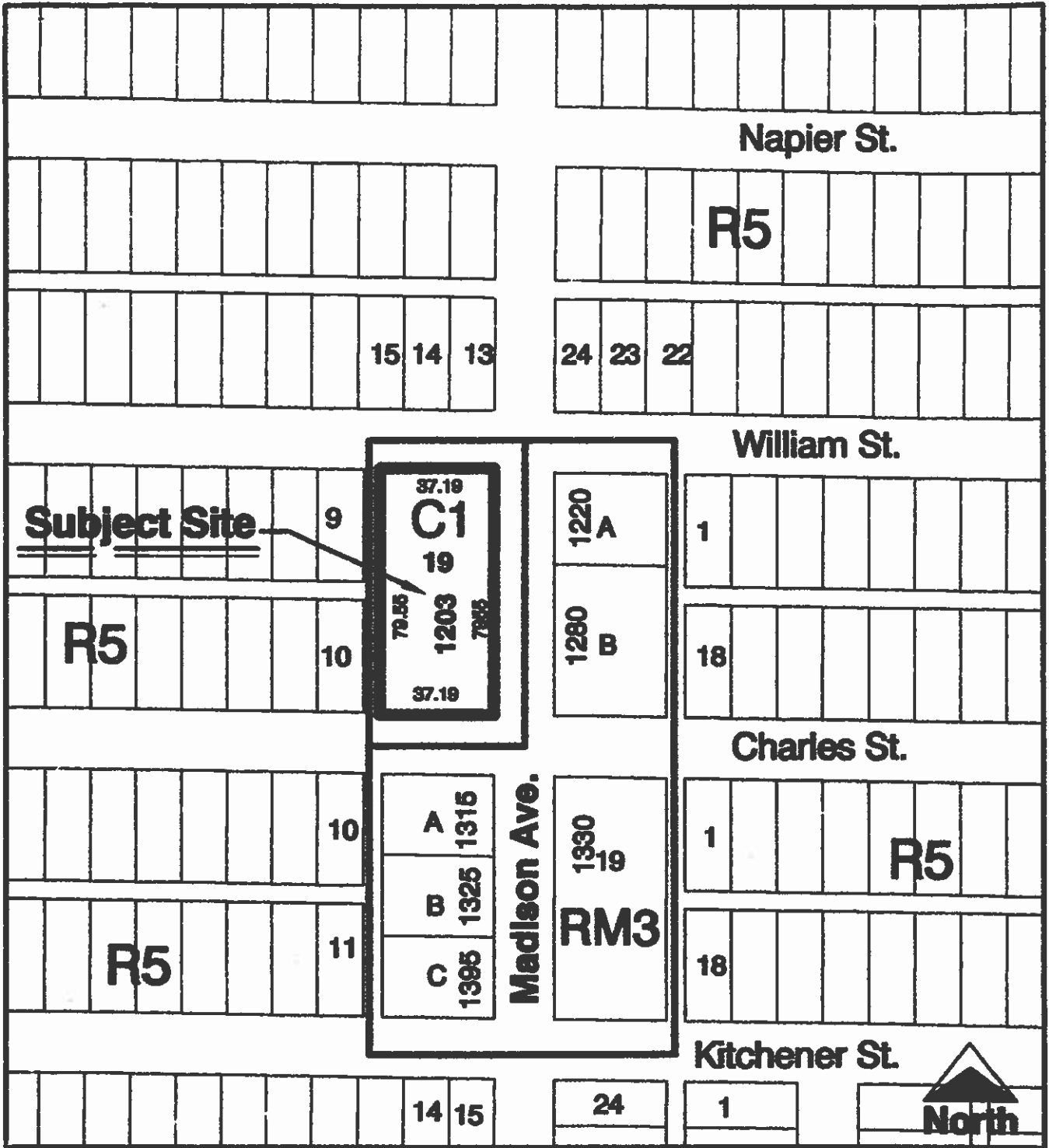
permit the Urban Village concept requires the creation and adoption of a community plan for the Madison/Charles area. In light of the small proposed geographical area of the community plan and the small degree of change proposed for the area, with only the subject site changing its basic land use, it is recommended that the new community plan be presented at the Public Hearing for this rezoning, with an increased public notification area for comment on the community plan.

**6.0 RECOMMENDATIONS**

1. **THAT** the creation of the Madison/Charles Community Plan, as outlined in Section 4.1 of this report be approved upon Council granting Second Reading to this rezoning proposal.
2. **THAT** Council authorize the Planning and Building Department to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

  
BW:gk  
Attach

cc: Director Engineering



**Planning And Building Department**

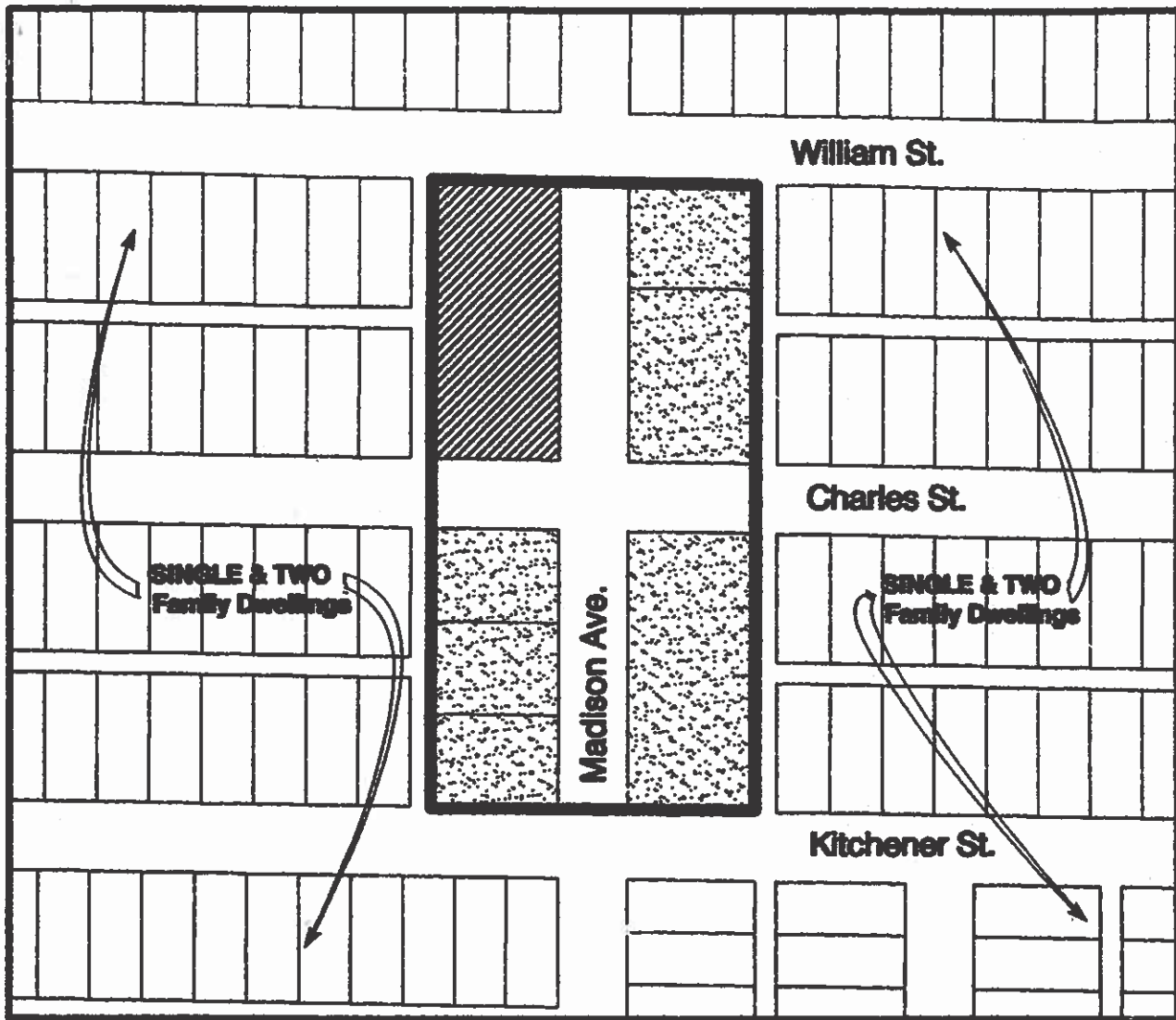
**Scale: 1=2000**

**Drawn By: JPC**

**Date: May 1999**

**REZONING REFERENCE 99 -- 21**

**Sketch # 1**



▶ **MIXED USE Commercial / Residential**  
(C1/RM3 Guidelines)



▶ **MEDIUM DENSITY APARTMENT**  
(RM3 Guidelines)



**Planning And Building Department**

**SCALE: 1=2000**

**DRAWN BY: J.P.C.**

**DATE: May 1999**

**Proposed Madison Ave./Charles St.  
Community Plan Area**

**Sketch # 2**