

# Montecito Land Use Plan

Under the 1969 Revised Apartment Study, a portion of the Halifax–Phillips area was designated as a Community Plan area. With the designated community plan area south of Halifax already committed, it was felt desirable to broaden the area of study and concentrate on the large undeveloped portion to the north, designated as a future expansion area on the apartment study plan.

This department has prepared, therefore, the following report and attached plans which indicate a conceptual development proposal and a possible subdivision pattern for the expanded area to the north of Halifax Street, as well as indicating the approved development for the designated community plan area. The various sites and developments have been identified on the plans and are referred to by number.

The proposed street pattern would maintain Duthie Avenue and Halifax Street as collectors bounding the area on the west and south, with Greystone Drive and Phillips Avenue bounding the area on the north and east. Within the area, a series of cul-de-sacs have been proposed to provide access to the future low density multiple family developments, while at the same time preventing through traffic. The existing Hatton Avenue road allowance would be terminated at its present length. Kitchener Street would be terminated at its intersection with Augusta Avenue, a portion of which would be closed to vehicular traffic and used as a pedestrian route only.

As noted on the plans, a series of pedestrian routes have been proposed, not only to provide convenient access to the commercial area but also to provide a continuous walkway through the area forming part of the overall Burnaby Park/Trail System.

Details of proposed development sites and densities are outlined on the Community Plan sketch.

In conjunction with the proposals set forth in this report, the requirements for schools, parks, transportation and services were considered and the following conclusions reached:

## 1. SCHOOLS

The requirement for school facilities, generated by high density apartment developments, is minimal and can

normally be accommodated by existing school facilities. However, as a result of the introduction of low density multiple family accommodation, Montecito Elementary School was developed on the Sutliff-Duthie site in D.L. 136.

## 2. PARKS

In the 1967 review of the Burnaby Parks Sites Report, provision was made for a two acre park development in conjunction with the proposed Sutliff–Duthie School site. A similar sized neighbourhood park was also proposed within the area designated as low density family accommodation. A district level park, Squid Lake Park, of approximately 25 acres has been established in the area immediately north of the public golf course.

The area will, therefore, be fairly well served by major park and play ground facilities for older children. However, these facilities will not accommodate the young children of primary school and pre-school age. Their needs will have to be satisfied in the various developments by the provision of local recreational and play space within the developments themselves.

## 3. TRANSPORTATION

The road proposals, as previously described in this report, will provide the necessary vehicular routes to accommodate the anticipated increase in traffic volumes generated by the proposed multiple-family and commercial developments. The existing public transit route on Duthie Avenue is convenient to the study area and with the completion of the two new major roads, a more extensive public transit system can be anticipated to serve the proposed multiple family developments. Finally, the control of potential parking problems will depend on the adequacy of off-street parking regulations for apartment and commercial developments.

## 4. SERVICES

The need for additional services, based on the possible maximum development of the study area has been discussed with the Engineering Department. It would appear from these discussions that the existing major services are

adequate to serve the proposed multiple family and commercial developments. Any required extension of services can form part of the cost of the particular development they serve.

In conclusion, this report has established a preliminary concept for the development of the Halifax - Phillips area with respect to such aspects as land uses, densities, types of accommodation, vehicular movements, land subdivision and possible building locations. We would therefore request Council acceptance of the preliminary development plans, as outlined in the report, as the framework from which more detailed proposals can be developed by both the City and private developers.

Council approved the revisions to the Community Plan Area "E" as outlined below. (1976 March 22)

a) Site 5 with an area of 5.9 acres has been developed for low density multiple housing.

b) Site 11 with an area of 2.73 acres has been developed for medium density multiple housing at a maximum unit density of 80 units per acre, utilizing the RM4 zoning district as a guideline. The site has been rezoned in accordance with the Comprehensive Development District.

c) Site 12 with an area of approximately 2.4 acres is designated for City development purposes and is under City ownership at the present time. It is suggested that the City options for future use be kept open on this site at the present time. Some possible options are for senior citizens apartments, community services, recreational or institutional use.

d) Site 13 with an area of approximately 6.7 acres has been developed for shopping centre and low density multiple housing.

e) The neighbourhood park site has been increased marginally in size towards the south to reflect the increase in residential units without reducing the development viability of adjacent sites and in particular Site 10 to the south.

The appropriateness of the location of this neighbourhood park is confirmed. Proposed developments around this park are low density multiple housing to the west, north and east, and medium density multiple housing to the south-west, south and south-east. This park provides public open space at the center of the community plan area. It is also a pivotal link in the public pedestrian system which extends through this community plan area and which includes a number of smaller park strip areas. This park also assists in providing a good overall matrix of public open space in this sector which includes the City Golf Course to the east and the Montecito Park/School Site to the south-west.

The amount of existing development which consists of 6 single family dwellings is relatively moderate in relation to the overall proposed park of 3.0 acres.

f) Sites 1, 2 and 3 are designated as a future expansion area as their assembly and redevelopment is a long term option.

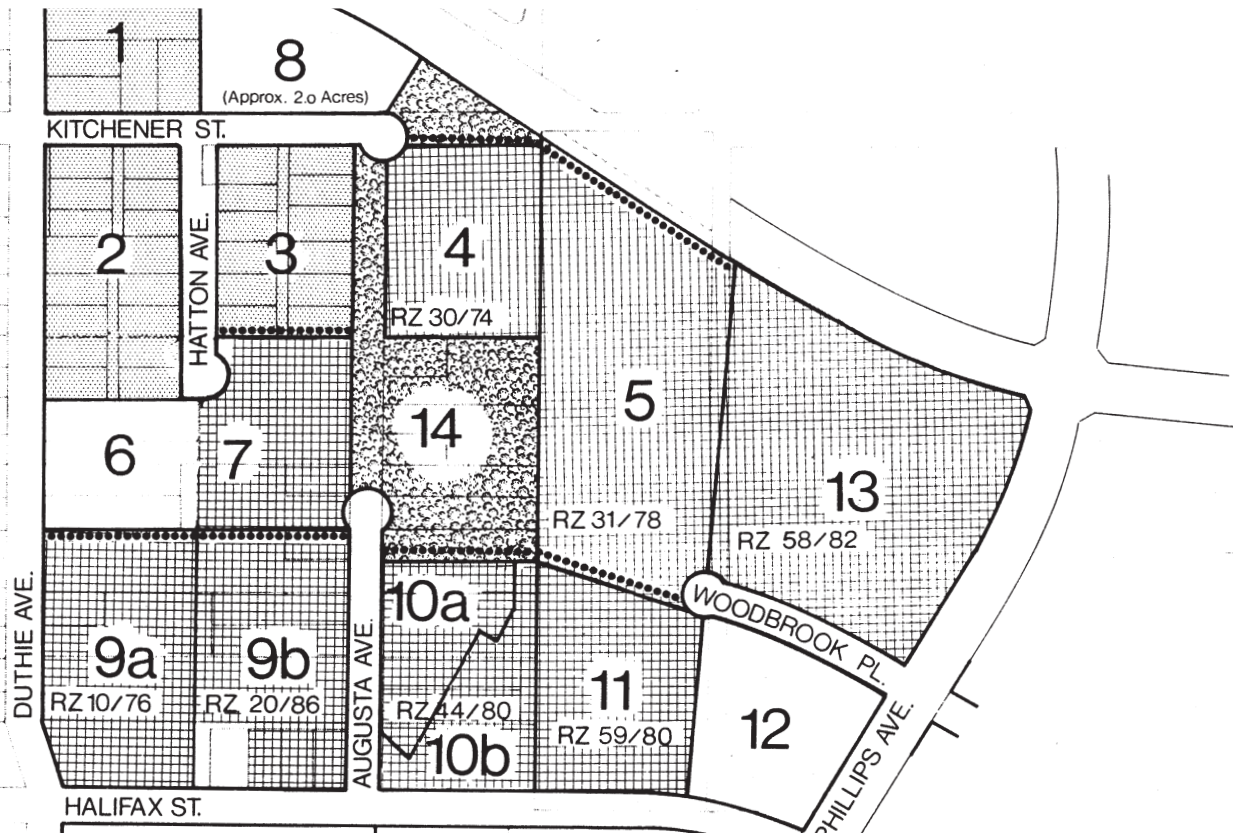
g) Sites 6 and 7 are designated for low density multiple housing.

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**The Residential Development Framework as adopted by Council on 1981 June 22 and contained within the Residential Growth Management Study should be consulted with respect to further information on this City's established commercial core area hierarchy, and specifically the role of this subject community plan area within this hierarchy.**

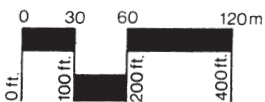
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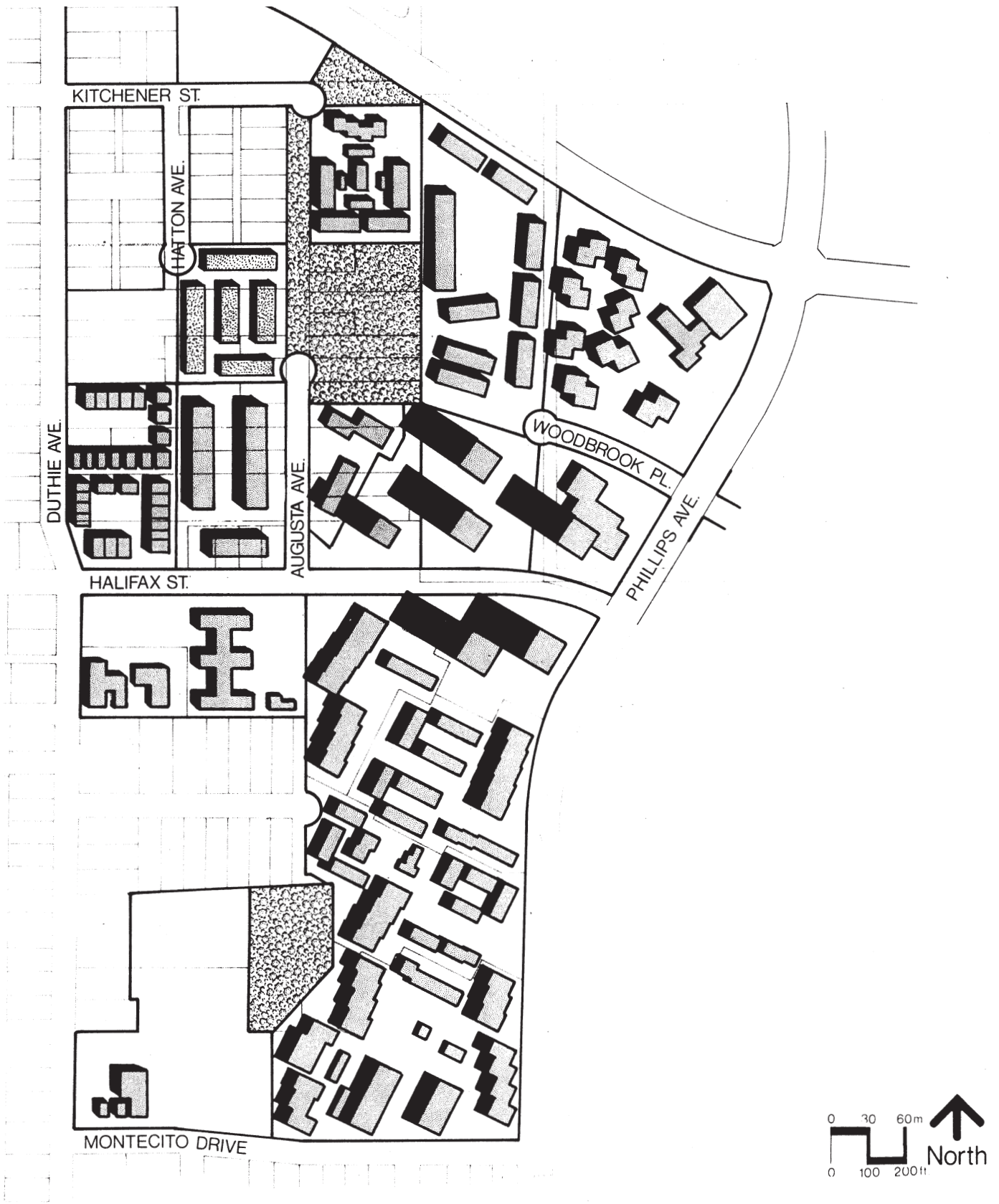


**LEGEND:**

- 1-7 ▶ Proposed Low Density Comprehensive Development  
Unit Density - 10/12 UPA
  - 8 ▶ Proposed Non-profit Residential Comprehensive Development  
RM1 Guidelines
  - 9a ▶ Existing small lot development
  - 9b-10a ▶ Proposed Medium Density Comprehensive Development  
RM3 Guidelines  
Unit Density - 50 UPA
  - 10b-11 ▶ Comprehensive Development  
RM4 Guideline; Unit Density - 80 UPA
  - 12 ▶ Municipal Development Site (Under Review)
  - 13 ▶ Comprehensive Development  
C2 / RM1 Guidelines
  - ..... ▶ Pedestrian System
  - 14 ▶ Park
  - ▨ ▶ Constructed
  - ▨ ▶ Future expansion area
- Revised 1980 May  
Reference date 1976 March  
Updated to 1992 December



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PROPOSED DEVELOPMENT

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