

THE CORPORATION OF THE DISTRICT OF BURNABY

Planning Department,
November 19, 1965.

To: Municipal Manager

From: Planning Director.

Re: Lots 25 to 29, Blk. 35, D.L. 151/3, Plan 1319.

On November 9, 1965, the bylaw to rezone the above property from R5 to M4 received its third reading.

Before reconsideration and final adoption of the bylaw, I was directed to meet with Mr. E.A. McKay to discuss the implementation of his expansion plans.

A detailed examination of the site shows that all services are available, and that the only conditions of rezoning are

1. The consolidation of the properties into one parcel;
2. The dedication of 33'0" for road to provide for the widening of Kathleen Street.
3. The cost of widening this part of Kathleen Street is estimated by the Engineering Department to be \$3,180.00 and if we are to take recent Council action as a precedent this amount should be deposited by the applicant, although it would have to be held in trust. (It has been assumed that a required 20' lane dedication will be obtained from adjacent property to the South, when apartment rezoning takes place)

Following a Council decision on these conditions, Mr. McKay can be advised of the conditions and with their fulfillment, the bylaw completed.


A meeting was held with Mr. McKay, to discuss these proposed conditions and on the assumption that Council would require the road dedication, Mr. McKay produced the attached plan, being his most recent proposal.

This plan shows the 33'0" road widening and in this respect complies with the proposed rezoning condition No. 2. It also improves the traffic circulation within the development and removes the proposed spur line.

Once the land has been rezoned however, the development should comply with the M4 zoning regulations and the following matters which were mentioned in my report of October 8 will require consideration before development can proceed.

1. Landscaping of the off-street parking area.
2. A 10'0" side yard adjacent to the residential property to the South.
3. A 5'0" setback from Beresford Street for the loading dock.

There is no need for these latter items to hold up passage of the bylaw, as they are requirements of the Zoning District within which this development is to take place.


A.L. Parr
PLANNING DIRECTOR.

ALP:ejw
c.c. Municipal Clerk
Municipal Engineer
att.