

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT,
March 11, 1966
Ref. #85/65 (b).

SUBJECT: Application for the Rezoning of
Lot 24, Block 48, D.L. 151/3, Plan 1437
From Residential R5 to Multiple Family RM3.

LOCATION: This lot is located on the east side of Willingdon
Avenue approximately 164' north of Imperial Street.

SIZE: The parcel has a frontage of 52 feet and a depth
of 169 feet. The area is approximately 8800 square
feet.

SERVICES: Water, storm and sanitary sewer service are avail-
able to the site. The lane at the rear of the
property is constructed to a gravel standard.

**APPLICANT'S
INTENTIONS:** The applicant wishes to construct an apartment on
the site.

OBSERVATIONS: This lot is occupied by a fairly new dwelling in
good condition and well maintained. The lot to the
south is occupied by an older type dwelling which
has been renovated and well maintained. The three
lots to the north of the captioned property are up
for rezoning and the bylaw has been given 2 readings.
The three lots beyond that are the subject of current
applications.

Apartment use of this lot has been recommended in
both the Maywood and apartment studies. The site
does not however have sufficient frontage to
experience rezoning. Further, in order to implement
the Maywood Study, a new lane pattern must be
developed in the block which will involve the south
20' of the lot to the south. The remainder of this
lot, approximately 32' must be consolidated with
the subject property to make a suitable site.

RECOMMENDATIONS: The site has inadequate frontage to experience
Apartment zoning and cannot therefore be recom-
mended. As such time as consolidation takes place
with the lot to the south as referred to above,
rezoning could be considered.

LEA:ejw

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT,
March 11, 1966
Ref. #72/65

- SUBJECT: Application for the Rezoning of
D.L. 151/3, Block 49, Lots 5-10 inclusive, Plan 1936
From Residential R5 to Multiple Family RM3.
- LOCATION: This site, composed of six lots, is located on the
west side of McKay Avenue approximately 118 feet
north of Imperial Street.
- SIZE: The tract has a frontage of 246 feet and a depth
of 200 feet. The area is approximately 49,200 square
feet.
- SERVICES: Water, storm and sanitary sewer services are avail-
able to the site. The lane at the rear of the pro-
perty is constructed only to gravel standards and
McKay Avenue has only a strip pavement with sidewalks
on the west side.
- APPLICANT'S INTENTIONS: The applicant proposes to erect an apartment on the
site.
- OBSERVATIONS: The southerly three lots in this site have been
cleared and the northerly three lots will be cleared
to permit construction. Land to the north of the
site is occupied by a new apartment. Lots to the
south, fronting on Imperial are occupied by dwellings
which are being maintained.
- This site falls within the areas suggested for
apartment zoning in both the Maywood and Apartment
studies. There is therefore no objection to the
land use. In order to implement the Maywood plan,
the north-south lane which presently runs out to
Imperial is to be replaced by a "Tee" lane which
will parallel Imperial Street. A lane dedication
must therefore be obtained from this property
which will involve the southerly 14.3 feet. Con-
struction and paving of the lane is not requested
at this time as the existing lane can serve until
the remaining 6.7 feet of the new lane is ob-
tained from the properties to the south of the
subject site which front on Imperial Street.
- RECOMMENDATIONS: It is recommended that the rezoning of the above
site be advanced for further consideration, final
rezoning to await the following.
1. Deposit of funds to cover the paving of the
north south lane at the rear of the property.
 2. Deposit in the Land Registry office of a plan
dedicating the south 14.3 feet of the site
for lane and consolidating all parcels into
one site.

LEA:ejw

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT,
March 11, 1966
Ref. #65/65

SUBJECT: Application for the rezoning of
D.L. 151/3, Block 35, Lot 11, Plan 1319
From Residential R5 to Multiple Family.

LOCATION: The subject property is located on the east side
of Kathleen Avenue approximately 387 feet north of
Maywood.

SIZE: The lot has a frontage on Kathleen Avenue of 43
feet and a depth of 231 feet. The area is approx-
imately 9900 square feet.

SERVICES: Water, storm and sanitary sewer service are
available. Secondary access is not available.
The Kathleen Avenue allowance is only 33' wide
and has only an interim strip paving.

APPLICANT'S INTENTIONS: The applicant wishes to erect an apartment on the
site.

OBSERVATIONS: This property lies in the area west of Willingdon
Avenue which has previously been discussed in the
Maywood report and the apartment study. It has
been decided by Council that rezoning should not
take place west of Willingdon Avenue until Willing-
don widening has been acquired and the street has
been improved to the new standard.

RECOMMENDATIONS: It is recommended that Council reaffirm its decision
made on previous applications in this area west of
Willingdon Avenue, that rezoning at this time is
premature.

LEA:ejw

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT,
March 11, 1966
Ref. #70/65
85/65(a)

SUBJECT: Application for the Rezoning of
a) Ref. #70/65, Lots 29 & 30, Block 48, D.L. 151/3,
Plan 1437
b) Ref. #85/65(a), Lot 28, Block 48, D.L. 151/3,
Plan 1437
From Residential R5 to Multiple Family RM3.

LOCATION: The three lots are located on the east side of
Willington Avenue roughly 350 feet south of Maywood.

SIZE: The two lots in item (a) have a combined frontage
of 104 feet and a depth of 169 feet. The area is
approximately 17,600 square feet. The lot in
item(b) has a frontage of 52 feet and a depth of
169 feet. The area is approximately 8800 square
feet.

SERVICES: Water, storm and sanitary sewer service are avail-
able to the property which has secondary access
from the gravel lane at the rear.

**APPLICANT'S
INTENTIONS:** The applicants propose to use the lots for
apartment purposes.

OBSERVATIONS: These three lots are occupied by dwellings as are
the lots to the north and south. The three lots
to the south were the subject of an earlier app-
lication, the amending bylaw on which has already
received two readings.

While there are two separate applications involved,
they have been covered in one report as they are
adjacent and as the one lot involved does not
have adequate frontage to meet the minimum bylaw
requirement.

The use of this land for apartments has been recom-
mended in the Maywood report and the Apartment
study. No objection is therefore taken to the land
use. While the two lots covered in item (a) can
exist as an independent site, the lot covered in
item (b) cannot. Rezoning of these lots must there-
fore involve the consolidation of lots 28, 29 and
30 into one site or alternately, the inclusion of
lot 28 in the site to the south which is being
assembled.

RECOMMENDATION: It is recommended that the rezoning of these lots
be advanced for further consideration, final
adoption to be considered when the following have
been met:

1. Deposit of monies to cover the cost of paving
the contiguous lane allowance.
2. Consolidation of the properties as set out in
the alternatives above.

LEA:ejw

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT,
March 14, 1966
Ref. #107/65

SUBJECT: Application for the Rezoning of
D.L. 151/3, Block 48, Lot "D", except E.105',
Plan 8659
From Residential R5 to Multiple Family RM3.

LOCATION: The property is located on the north east corner
of Willingdon Avenue and Imperial Street.

SIZE: The lot has a frontage of 60 feet and a depth of
112 feet. The area is approximately 6700 square
feet.

SERVICES: Water, storm and sanitary sewer service are avail-
able to the property.

APPLICANT'S
INTENTIONS: The applicant wishes to erect an apartment on
the lot.

OBSERVATIONS: The lot is occupied by a large old dwelling in
fair condition. Lots to the east and west on
Imperial are residentially occupied, the houses gen-
erally being in better condition.

This area has been recommended for apartment use
but the subject lot is of inadequate size to
meet the minimum bylaw requirements. Rezoning
cannot therefore be recommended.

Further, in order to implement the road and lane
pattern recommended in the Maywood Report, acqui-
sition of a portion of this lot must be entertained.
A detailed report has been submitted on the street
and lane pattern which must be implemented.

RECOMMENDATIONS: As this site does not meet the minimum area require-
ments of the bylaw, rezoning cannot be recommended.
Enlargement of the site by property consolidation
should be undertaken.

LEA:ejw