

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

R. Z. REFERENCE #30/69

JANUARY 15, 1970

MR. H. W. BALFOUR,
MUNICIPAL MANAGER.

Dear Sir:

RE: COMMUNITY PLAN #1 IN THE KINGSWAY - OLIVE - PATTERSON AREA
REZONING REFERENCE #30/69

BACKGROUND:

This area has been recommended in the Apartment Studies as a first priority high-rise apartment development area. Council deemed it desirable that a Community Plan be established for this area to ensure the desired high density development pattern.

A Community Plan was prepared and considered by Council on April 28, 1969. Subsequently, Council forwarded the proposal to a Public Hearing which was held on May 26, 1969, and a number of sites within this plan were advanced for RM5 zoning.

Council on June 9, 1969 gave the above rezoning two readings and at the same time stipulated that the By-Law not be advanced until they had dealt with a review of the apartment location policy, as was proposed in the Revised Apartment Study.

Since June, further interest has been demonstrated in the development of this area. For example, the proposal for a comprehensive scheme in the area between Kingsway, Barker and Grange has been considered and this rezoning received two readings on December 1, 1969.

The Community Plan has now been reviewed and a number of amendments have been considered. The amended plan is illustrated on the attached sketch.

AMENDMENTS:

The original draft of the Community Plan that was presented to Council was amended for the purpose of the Public Hearing of May 26, 1969 to allow for a rezoning to permit the extension of the Standard Oil Service Station at the Southwest corner of Kingsway and Olive Avenue. At that time, this rezoning had already received two readings and final reading was given on October 6, 1969. Consequently, the area of Site #2 shown on the attached sketch has been reduced.

At the Public Hearing of May 26, 1969, the owners of the lots covered by Site #5 expressed their wish to have the RM3 designation that was proposed for their properties changed to RM5. This request is considered acceptable, being consistent with the general objectives of the community plan. Site #5 therefore is included in the RM5 designation.

Furthermore, a Preliminary Plan Approval application was received for a proposed drive-in restaurant at the Southeast corner of Kingsway and Barker Avenue and on July 7, 1969, this proposal was approved by Council. Consequently, the area of Site #1 has been reduced.

A further amendment to the plan is a slight increase of the density of the various sites. This is the result of amendments to certain regulations of the RM5 zoning category, such as an increased site bonus, that were adopted by Council in conjunction with the acceptance of the Revised Apartment Study.

The review of this community plan has now been completed and takes into account the various amendments mentioned above.

RECOMMENDATIONS:

It is recommended that this rezoning be returned to Council for its third reading, covering the following sites:

Site 1: Lots 2, 3, 4, 5, 6, S. $\frac{1}{2}$ Lot 21, N. $\frac{1}{2}$ Lot 21, S. $\frac{1}{2}$ Lot 22, N. $\frac{1}{2}$ Lot 22, S. $\frac{1}{2}$ Lot 23, N. $\frac{1}{2}$ Lot 23, Lot 24 and Lot 25, Block 7, D.L. 151

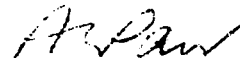
Site 2: Lot 27, N. $\frac{1}{2}$ Lot 28, S. $\frac{1}{2}$ Lot 28, Lot 29, Lot 30, N. $\frac{1}{2}$ Lot 31, S. $\frac{1}{2}$ Lot 31 and Lot 32, Block 7, D.L. 151

Site 3: Lot 13, 14, 15 and 16, Block 8, D.L. 151, Plan 2155

Site 4: Lot 12, S. $\frac{1}{2}$ Lot 14, Lot 15 and Lot 16, Block 7, D.L. 151, and North 54 ft. Lot C and South 45 ft. Lot C, Sketch 11945, Block 7, D.L. 151

Site 5: S. $\frac{1}{2}$ Lot 9, N. $\frac{1}{2}$ Lot 10, S. $\frac{1}{2}$ Lot 10, N. $\frac{1}{2}$ Lot 11 and S. $\frac{1}{2}$ Lot 11, Block 7, D.L. 151

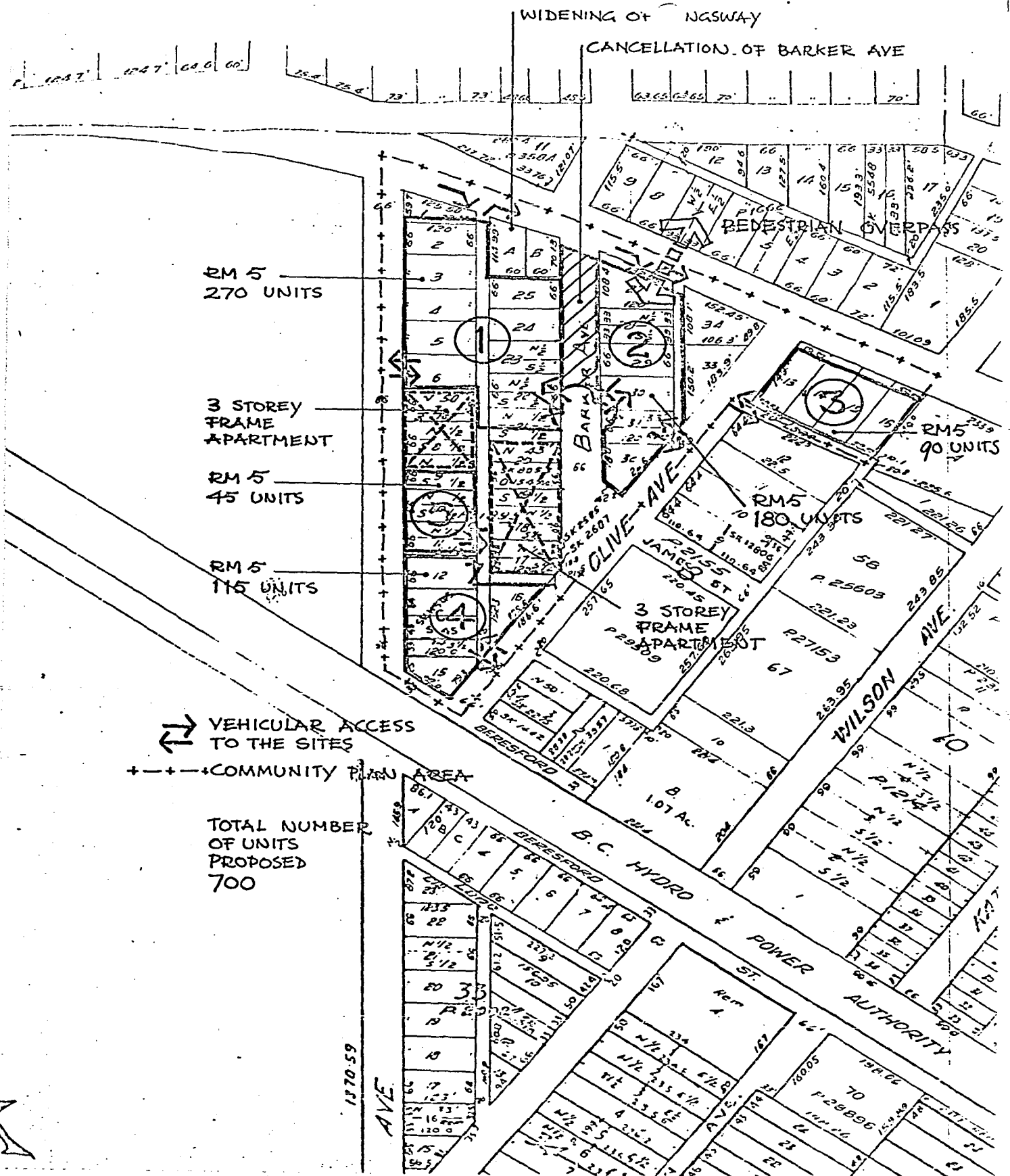
Respectfully submitted,



A. L. Parr,
Planning Director.

HH/has

Attached



COMMUNITY PLAN 1
 REZ. REF. #30/69

JANUARY 9, 1970
 SCALE 1" = 200'

MANAGER'S REPORT NO. 2, 1970.
 Item 8