

ITEM 9
MANAGER'S REPORT NO. 68
COUNCIL MEETING Oct. 25/71

9. Re: Locked In Lots - Apartment Development Under the
Former Zoning Bylaw Regulations -
Letter dated October 13, 1971, Mr. W.H. Lew Rogers.

Appearing on the Agenda for the October 25, 1971, Council Meeting as
a communication is a letter dated October 13, 1971, from Mr. W.H. Lew
Rogers requesting a one-year extension of time for rezoning.

The Planning Director has recommended that the effective date for
rezoning be extended one year for all of the properties affected,
with the exception of one which is now covered under P.P.A. for
development.

RECOMMENDATION:

THAT the effective date of the amending bylaw for the 9 properties
concerned be extended to January 1, 1973.

* * * * *

Planning Department,
October 20, 1971.

Our file #12.746

Re: LOCKED IN LOTS: APARTMENT DEVELOPMENT UNDER THE
FORMER ZONING BYLAW REGULATIONS.

In a letter of October 13, 1971, a copy of which is attached, Mr. Rogers requests
an extension of time to allow for the redevelopment of his property for RM3 apartment
use under the former regulations which governed this category in the Burnaby Zoning
Bylaw.

This request is related to the actions taken by the Council following the adoption of
the recommendations of the Apartment Study '69 report on November 10, 1969.
Included in the amendments which resulted from this report were higher standards
that increased the minimum lot area and width requirements for development in the
RM3 District. The effective date of the necessary amendment bylaw was established
at January 1, 1970.

As a result of these changes, a number of properties located in areas which had been
previously zoned RM3 could no longer experience apartment development under the
newly adopted standards. Because of this situation, the Planning Department ex-
amined all of the thirty-two affected properties in detail and recommended alternative
possibilities for development in the report of January 30, 1970.

Among the recommendations, which were adopted by the Council on February 2, 1970,
was a proposal to permit ten properties, which had an earlier apartment potential,
to develop under the former 1965 zoning regulations. In order to accomplish this,
the Council agreed with a further recommendation to extend the effective date of the
amendment bylaw to January 1, 1972 in respect to the ten properties.

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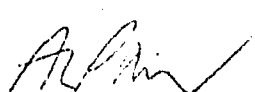
The ten properties which were affected by this action of the Council are as follows:

- (1) Lot 8, Except Plan 22210, Block "G", D.L. 127 W 3/4, Plan 1254.
- (2) Lot 33, Block 42, D.L.'s 151/153, Plan 1566.
- (3) Lot 19, Block 29, D.L. 152, Plan 1292.
- (4) Lot 21, Block 29, D.L. 152, Plan 1292.
- (5) Lot 6, Block 29, D.L. 152, Plan 1292.
- (6) Lot 3, Block 30, D.L. 152, Plan 1520.
- (7) Lots 8 and 9, Sk. 9886, Block 30, D.L. 152, Plan 1520.
- (8) Lot 31, Block 30, D.L. 152, Plan 1520.
- (9) Lot 15, Block 31, D.L. 152, Plan 1209.
- (10) Lot 16, Block 31, D.L. 152, Plan 1209.

The properties listed under item #(7) above are owned by Mr. Rogers. In the case of only one of the above lots has application been made for Preliminary Plan Approval for development under the former RM3 standards (Lot 33, Block 42, D.L.'s 151/153, Plan 1566 - item #(2)).

In view of the foregoing, this department would recommend an extension in the effective date of the amending bylaw to January 1, 1973 for all of the above properties except Lot 33, in order to allow additional time for apartment development to take place under the regulations which were in effect when the Zoning Bylaw was enacted in 1965.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

RBC:ew
att.
c. c. Mayor R. W. Prittie
Chief Building Inspector
Municipal Clerk
Municipal Solicitor
Senior Planner