

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

March 12, 1971

Rezoning Reference #52/70

Item # 11

SUBJECT: Application for the rezoning of:
D.L. 68, Block 2, Lots 6,7,8,9,10, 5E $\frac{1}{2}$,
Plan 980
From Service Commercial District (C1) to
Multiple Family Residential (RM2).

ADDRESS: 3886 Canada Way

LOCATION: The subject properties are located on the south
side of Canada Way approximately 180 feet east
of its intersection with Smith Avenue.

SIZE: Consolidated the subject properties have a
frontage on Canada Way of 216 feet and an area
of approximately 25,000 square feet.

SERVICES: Water, storm and sanitary sewers are not
available on Laurel which is not yet constructed.

**APPLICANT'S
INTENTIONS:** The applicant wishes rezoning in order to
construct an apartment building. Discussions
with the applicant since submission of this
application have been on an RM3 density.

**SITE
OBSERVATIONS:** The subject properties are presently occupied
by an older night club now unused due to a fire.
The Cascades Drive-In Theatre lies to the east.
The property to the west is occupied by an older
building in fair condition which houses a rental
service. To the south across the undeveloped
Laurel Street allowance are vacant Corporation
owned properties and a church.

**GENERAL
OBSERVATIONS:** 1. The 1969 Apartment Study designated this
area as a medium density apartment area based
on the following criteria:

- A. The proximity of a demand for
accommodation, the B.C.I.T. and the
Burnaby General Hospital.
- B. The proximity of adequate open
space in parks on the north and south.
- C. The proximity of existing commercial
facilities at Canada Way and Boundary
- D. The proximity of adequate school
facilities in the area.

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2. The Department is completing a Community Plan which will outline detailed proposals for development in this area including traffic circulation and desirable apartment sites. In principle the applicant's proposal is consistent with plans for this area. Detailed study shows that three problems would have to be overcome as follows:

A. Site Depth

At present the site is only 118' deep. A greater depth would allow for increased design flexibility and could permit a greater setback from Canada Way. To accomplish this the Department would recommend the closure of Laurel Street adjacent the site. One half of the abandoned allowance could be sold and consolidated with the applicant's properties and the other half could then be consolidated with Corporation owned properties to the south.

B. Access

Access from Canada Way would not be desirable and cannot be recommended. Construction of a portion of Laurel to serve the site would therefore be a necessary prerequisite to the development. As the construction of Laurel and the provision of the necessary services will benefit the Corporation lands to the south of Laurel, the Department feels that it would be appropriate to share in the costs of servicing.

C. Future Development

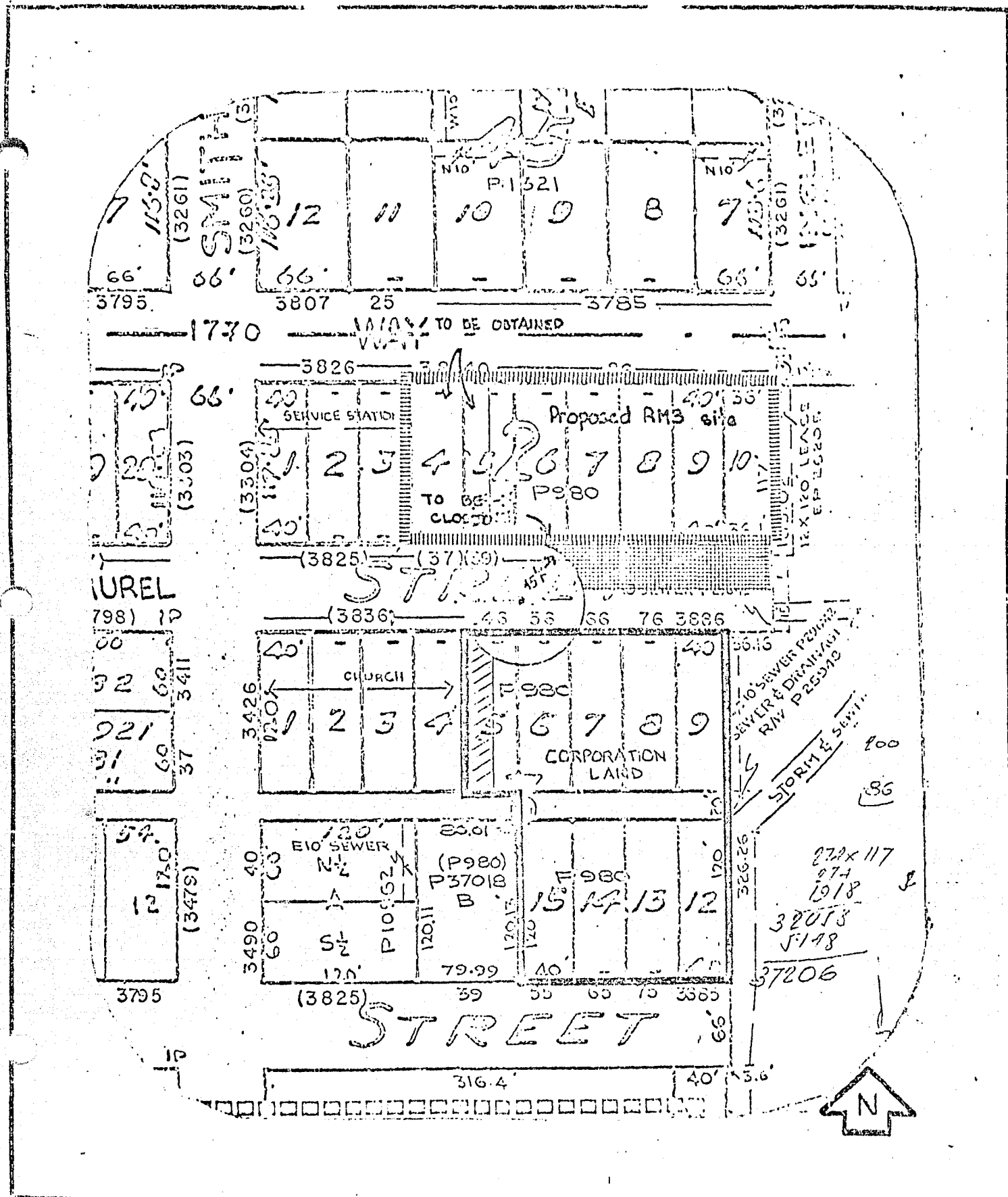
It is not likely that the existing service station (lots 1,2 and 3) at the corner of Smith and Canada Way will be removed in the foreseeable future in favour of apartment development. As a consequence the applicant's proposal would leave two "locked-in" lots (lots 4 and 5W $\frac{1}{2}$) east of the service station with no potential for future development due to their size. Therefore it is necessary from a land use point of view to include lots 4 and 5W $\frac{1}{2}$ in the site. Preliminary discussions with the applicant indicate that he is interested in obtaining these two properties.

RECOMMENDATIONS:

The Department would recommend rezoning of the subject properties to RM3 subject to the following prerequisites:

1. The inclusion of Lots 4 and 5W $\frac{1}{2}$ in the scheme.
2. The initiation by the Corporation of a Road Closing Bylaw to close the redundant portion of Laurel and the sale of the north half of the abandoned allowance to the applicant.
3. The submission of a plan consolidating the subject properties, the two additional properties and the abandoned road allowance into one site.
4. The dedication of sufficient land for a cul-de-sac at the end of Laurel.
5. The submission of an undertaking to remove all existing improvements within 6 months of the rezoning being effected.
6. The submission of a suitable plan of development for the properties.
7. The deposit of monies to cover an appropriate share of the cost of the following services:
 - a) construction and paving Laurel Street.
 - b) construction of storm sewers, a water-main and a sanitary sewer to service the site.

GP/bw
Attchs.



PLANNING DEPARTMENT	CORPORATION OF THE DISTRICT OF BURNABY	
SCALE	1:100	PROPOSED CLOSURE LAUREL
DRAWN	GP	
DATE	APRIL 71	

MANAGER'S REPORT

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