

ITEM 13

MANAGER'S REPORT NO. 35

COUNCIL MEETING May 29/72

13. Re: Letter and Petition -
E. A. Watkinson, 6224 Dawson Street
Lot "B", Expl. Plan 13452 - Fell Avenue

Appearing on the Agenda for the May 29, 1972, Council meeting is a letter and petition from E.A. Watkinson regarding the rumored development of a wooded site on the east side of Fell Avenue between Broadway and Sumas Streets.

The property referred to in the petition and shown on the attached sketch is privately owned undeveloped land currently zoned R2 single family for which preliminary subdivision approval has been granted in the past. The land has never been proposed for park purposes nor has it ever been municipally owned. At the present time, there is a longstanding application (RZ 30/71) on hand to rezone the property from R2 to CD Comprehensive in order to permit the construction of a townhouse project.

The matter rests with the developer to prepare suitable plans for presentation to a Public Hearing based upon the following criteria:

1. A total of 18 units with a density of 12 units/acre.
2. A parking ratio of 1.5.
3. Setbacks from all streets and lanes of 25 feet.
4. High quality of architectural design, landscaping and screening, particularly in relation to the surrounding residential area to the east.

The developer is proposing to enclose the watercourse which, due to its location, is a requirement for any use (other than park).

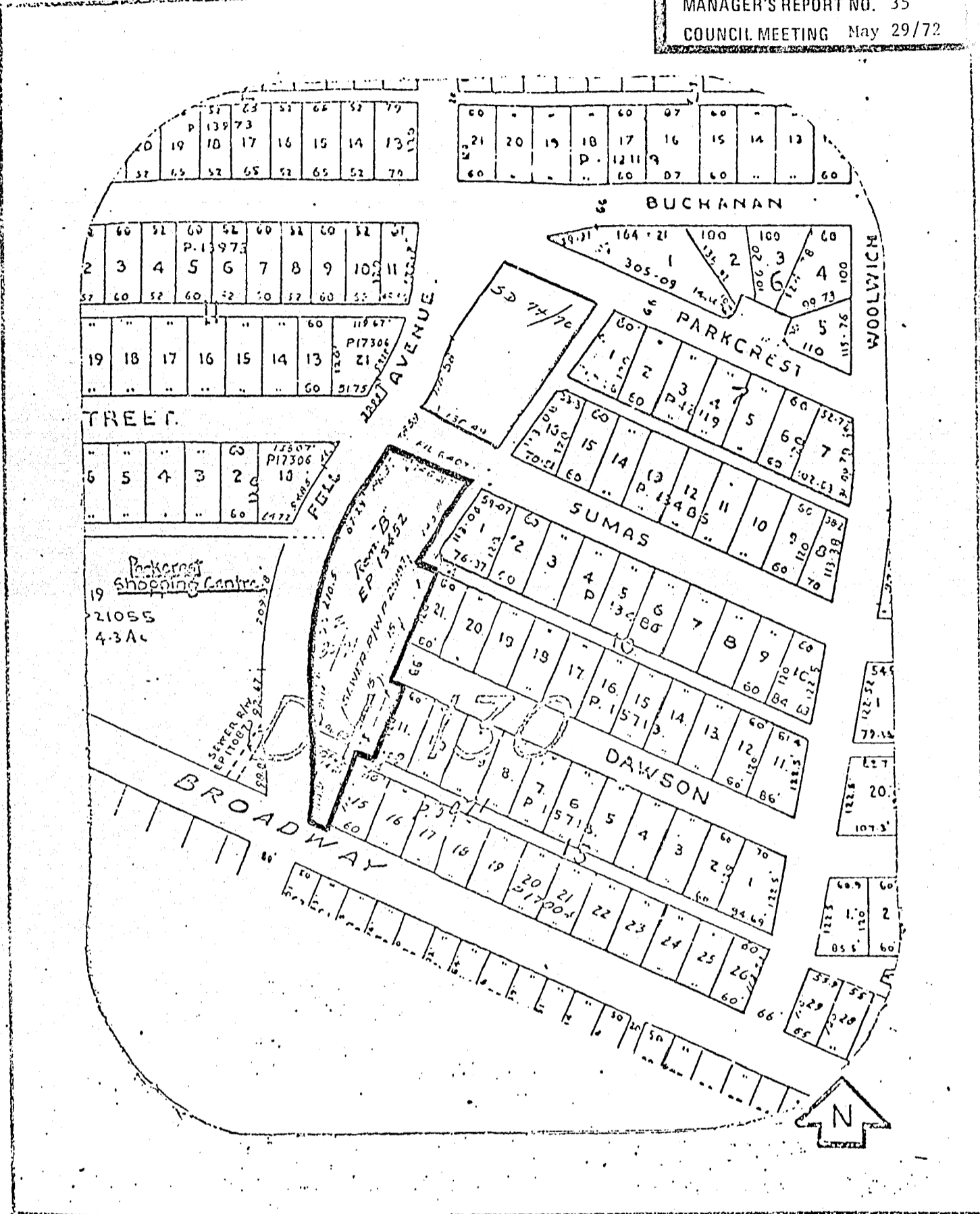
It would appear reasonable that until the developer has presented his plans, a Public Hearing held, and a decision made as to zoning and use, the property should be left in its natural state.

RECOMMENDATION:

THAT the owner of the property be requested to delay enclosure of the watercourse and clearing of the property until a decision has been made on the current rezoning application and the use of the property confirmed; and

THAT a copy of this report be sent to E. A. Watkinson.

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PLANNING DEPARTMENT	CORPORATION OF THE DISTRICT OF BURNABY
SCALE 1:200	REZONING REFERENCE # 30171
DRAWN GP	
DATE MAY 71	