

3. Re: Rezoning Reference #53/70
Lot 19, Exc. Pcl. "A", Sk. 12407, Blk. 4, D.L. 125, Plan 3520
5429 Loughheed Highway (Totem Motel)
(Item 3, Report No. 55, September 7, 1971)
(Item 53, Report No. 45, July 12, 1971)
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Background

Council most recently dealt with this property on September 7, 1971, at which time the additional prerequisite of a \$7,000 landscaping bond was attached to the proceeding as insurance that a good standard of site development could be achieved (see attached material). Previously, extensive discussions had taken place between the Planning Department and the designer for the applicant to achieve a workable plan for re-development of the site. At present, the property contains a two-storey structure which houses the Totem Motel. The rezoning has long been inactive as the applicant sought the \$7,000 to enable site development to proceed.

Present Considerations

Recently, the Planning Department has been approached by a gentleman purporting to be the new owner of the property in question. Realizing that the site is presently zoned for motel use, he wishes to abandon the rezoning to RMI and redevelop the Motel, under C5. The Planning Department has reviewed this proposal and advises as follows:

- "a) The Motel use is a redundant one, dating from the early 1950's when a different pattern of land-usage was on this block.
- b) Council has previously recommended adoption of the 1969 Apartment Study to include this property for medium density multi-family usage.
- c) The site in question is the only remaining lot in this block not already zoned for multi-family use.
- d) Family accommodation occupies the majority of the block at present. Rezoning to permit this pattern have taken place over the last several years.
- e) A motel use, under the present zoning, could provide up to seventy units on the site. These would be small units appealing either to a transient population, or perhaps providing substandard dwelling accommodation for students and others in the off season.
- f) Given the emphasis placed upon development for family accommodation on other properties in this block and at the earlier phases of this rezoning, it is seen as totally inconsistent to encourage continuation of the motel use on this property, even with some measure of proposed redevelopment."

In light of the above, the Planning Department has recommended that the following approach be taken toward the proposal to re-introduce motel use:

- 1) The present rezoning be brought forward for Third Reading. This would re-affirm Council's intention that family accommodation of a permanent nature would be the appropriate category of use for this property.
- 2) Authorization be given the Planning Department to work with the new owner or his designee to effect a suitable plan of development for the site reflecting the concerns expressed above. (It will be noted that the previous applicant never satisfactorily solved the difficulties of site crowding and proximity to the Loughheed Highway in planning his site development). A good standard within the bounds of RMI zoning should be re-emphasized.

RECOMMENDATION:

THAT the recommendations of the Planning Director be adopted.

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MANAGER'S REPORT NO. 70

COUNCIL MEETING Oct. 30/72

3. Re: Rezoning Reference #53/70 (Totem Motel Site)
Lot 19, exc. Pcl. A, Sk. 12407, Blk. 4, D.L. 125, Plan 3520
5429 Lougheed Highway
Mr. M. Babkowski - Proposed Condominium Development.
(Item 53, Manager's Report 45, Council Mtg. July 12, 1971)

Council gave the above rezoning First and Second Readings at its August 23, 1971 meeting. The Planning Department recommends that the following be established as prerequisites to this rezoning:

1. The submission of a suitable plan of development.
2. The lodging of a cash bond with the Municipality in the amount of \$7,000 to cover the cost of providing suitable landscaping within the time period already agreed to by the applicant, namely, by August 30, 1972. The said \$7,000 or portion thereof could be withdrawn and used by the Corporation for any landscape work that may be necessary to bring the development up to the standard indicated in plans submitted by the applicant.

Council stipulated that a bond be required of the applicant to guarantee that a high standard of landscaping is provided. The necessity for the high standard of landscaping is directed at alleviating the problems created by retaining the existing motel structure, namely, the minimal distance between dwelling units and the close proximity of the units to the Lougheed Highway.

RECOMMENDATION:

THAT the prerequisites recommended by the Planning Department be accepted.

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MANAGER'S REPORT NO. 70

COUNCIL MEETING Oct. 30/72

53. Re: Rezoning Reference #53/70
Lot 19 exc. Pcl. "A", Sk. 12407, Blk. 4, D.L. 125, Plan 3520,
(Mr. M. Babkowski).

The Council, on April 26, gave consideration to certain features of the development plans for a proposed condominium development of the above property. In the case of this rezoning application, submission of a suitable plan of development was made a prerequisite condition, and the Planning Department was, at that time, not prepared to recommend the submitted plans as being suitable due to concern about the limited distances between buildings (ranging from 34 to 58 feet), and the proximity of the most southerly building to the Loughheed Highway, a distance of 46 feet. It was the Department's opinion that the retention of the existing motel building, to be converted to condominium units, was basically responsible for the crowding conditions encountered.

It was decided at that meeting that the matter would be referred back to the Planning Department for discussion with the liaison Alderman and the applicants. In a subsequent meeting between these parties, it was concluded that a possible solution, short of complete re-planning of the scheme with the elimination of the existing building, could be sought through a carefully developed plan of landscaping. The intent, in this approach, was to alleviate the problem of proximity to the Highway by provision of a substantial planted earth mound combined with an intensive program of screen tree planting near the south property line, and to provide for privacy and better separation between buildings by provision of tall tree planting at strategic locations between facing units.

The Planning Department has worked with the applicant toward such a landscaping plan, and now reports that a well-developed plan has been received, which appears to meet the basic criteria described. However, the Department still maintains certain reservations as to the suitability of the plan in view of the distances involved.

As previously reported, the distances involved meet the pertinent requirements of the Zoning Bylaw, but are considered to be minimal with respect to the desired environment for family accommodation. Accordingly, the Department is not in a position to report an unqualified suitable plan of development.

In view of the applicant's efforts to produce an acceptable scheme and the good standard of landscaping that is proposed we have been requested by the applicant to return this application to Council with the request that it be approved for further consideration and be forwarded to a Public Hearing. It is the Planning Department's opinion that certain other minor design changes can be worked out with the applicant to improve privacy between units if Council so directs.

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT
REZONING REFERENCE #53/70
NOVEMBER 13, 1970.

Item #11

SUBJECT: Application for the rezoning of:
Lot 19, D.L. 125, Plan 3520
from Tourist Commercial District C5 to
Multiple Family Residential District RML.

ADDRESS: 5429 Lougheed Highway

LOCATION: The subject property is located on the
north side of the Lougheed, 458 feet east
of its intersection with Springer Avenue.

SIZE: The subject property has a Lougheed frontage
of 169.93 feet and an area of 1.357 acres.
The site slopes to the south and to the west.

SERVICES: Water and sanitary sewer facilities are
available and adequate for the proposed use.
Storm sewers are not available. Drainage
is to a Lougheed Highway ditch.

APPLICANT'S INTENTIONS: The applicant wishes rezoning in order to
convert and modernize the existing motel
on the property into seven units of a
condominium nature as well as to construct
additional units.

SITE OBSERVATIONS: The site is presently occupied by a two
storey motel in fair condition and a single
family home. The adjacent properties to the
east are presently undeveloped but an
application has been received (Reference
#60/70) for rezoning to RML. The adjacent
properties to the west are occupied by a
single family home and three small cottage
style duplexes.

GENERAL OBSERVATIONS: 1. The subject property is within an area
which the 1969 Apartment Study designated as
being suitable for development as a low density
apartment area. The block bounded by Springer
Broadway-Holden and Lougheed was given a first
priority designation.

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2. The Planning Department has examined the applicant's request that the subject properties be rezoned to RMI and would agree that the use of the properties should be RMI. However, in relation to the applicant's proposal we would comment on the following:

A. Although the applicant has sufficient area to meet the Bylaw requirements the Department feels that it would be desirable that the subject property be developed in conjunction with Lot "C" to the west either as a consolidated site or as an architectural entity. Lot "C" to the west is bisected by a creek enclosed within a Corporation easement which enhances the residential possibilities but which also restricts the area which can be built upon. Development of the two sites together would allow the preservation of the creek and the well treed south west portion of Lot "C" as open space and would allow greater design flexibility and increased amenities.

If the two parcels cannot be consolidated, the development scheme for the first should be such that the same goals can be achieved in two stages of development.

B. The Department is concerned about the applicant's proposal to convert the existing motel to condominium units. Most importantly the Department questions the ability of the structure to be converted and still meet Municipal Bylaws. The applicant has agreed to authorize a full survey of the structure by the Building Department. Results of this survey have not been received.

C. The Department feels that the tentative plans as submitted are not consistent with the intent of RMI zoning which is to provide facilities for family living. The plans provide only two bedroom units and the creation of some rooms and spaces which are below the requirements of the National Building Code.

RECOMMENDATION:

The Department would oppose the use of the existing structure unless it can be demonstrated that the renovation is possible to current code and bylaw standards.

The Department would therefore recommend that this application be tabled pending the following:

1. Discussions between the applicant and the Planning Department regarding the possible integration of properties to the west into one unified scheme.
2. The results of the Building Department's survey of the physical structure.

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3. The submission of a suitable plan which provides facilities for family living.

GP/bw

Attchs.

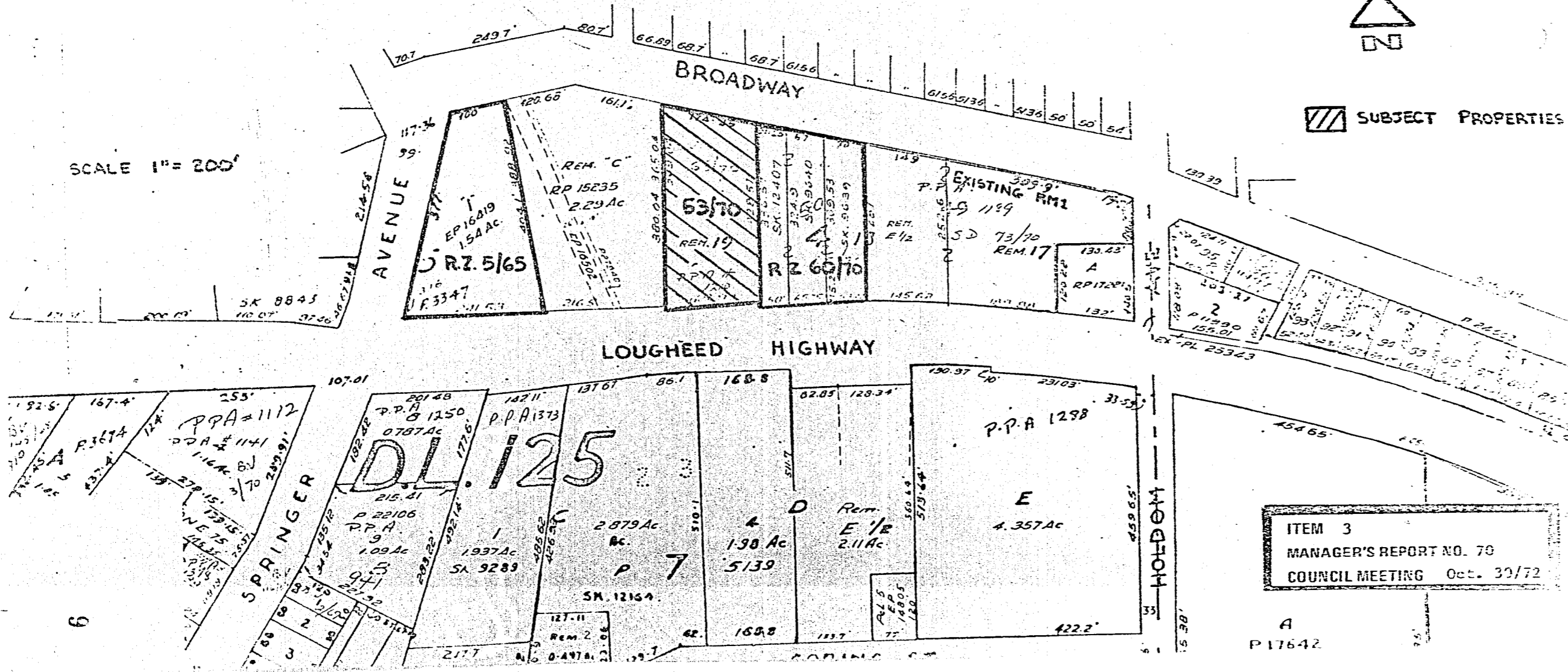
c.c. Department of Highways

REZONING APPLICATION LOCATION



SUBJECT PROPERTIES

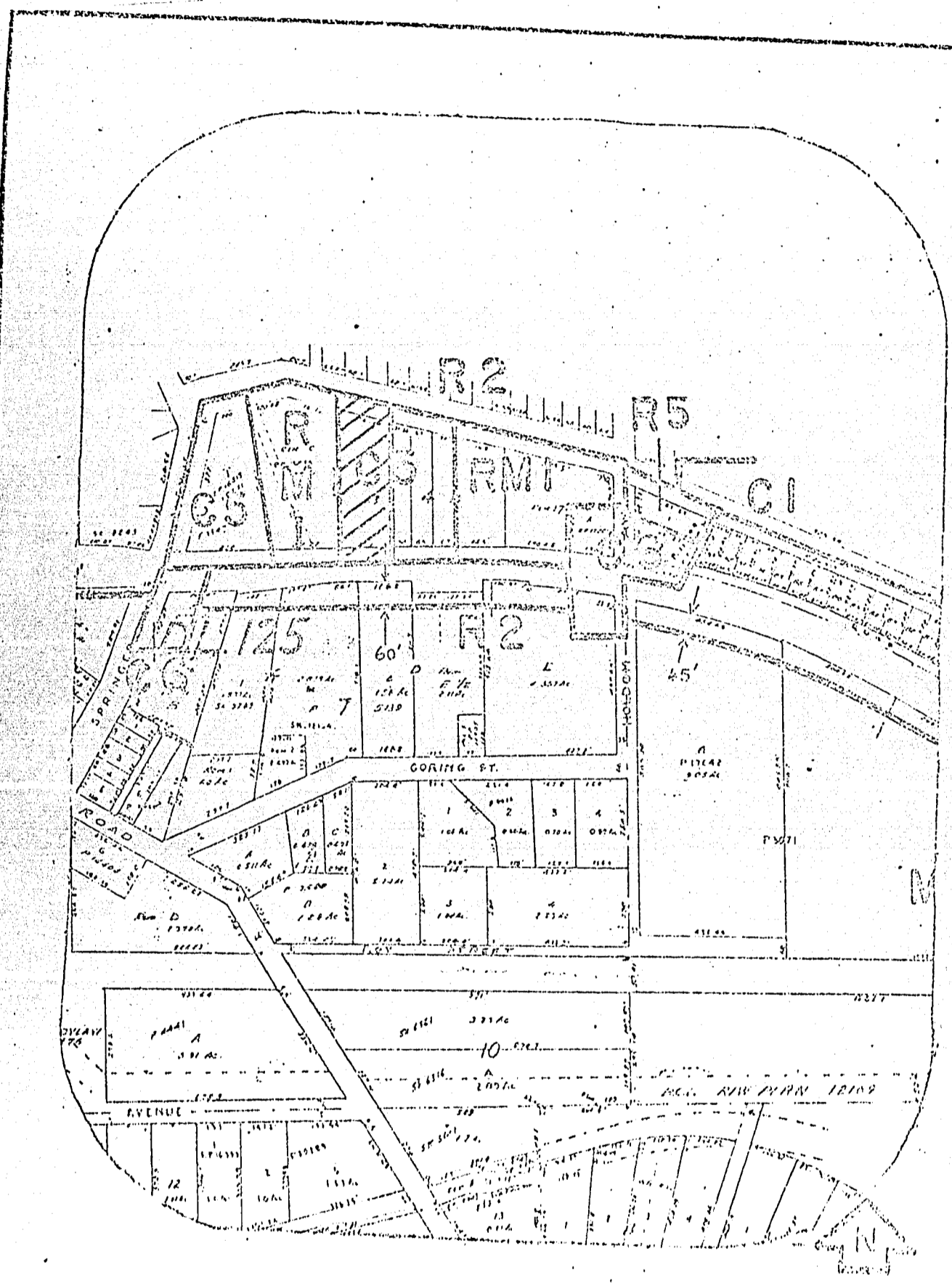
SCALE 1" = 200'



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PLANNING DEPARTMENT CORPORATION OF THE DISTRICT OF BURNABY
 SCALE 1" = 50'
 DATE 11/1/72
 Reasoning Reference W 68/70

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Additional Information

Letter of Intent
Rezoning Ref. #53/70
Item #12

In connection with our application for the rezoning of the property at 5429 Lougheed Highway, Burnaby, B.C.; Legal Description: Lot 19, Part of Block D.L. 125, Plan 3520, we would like to mention that besides of the new houses, we are planning to convert and modernize the existing two (2) storey Totem Motel into seven units of condominium houses (see attached preliminary layout).

A. B. Atkinson - P. Eng.

VICTORIA ENGINEERING LTD.
140 W. 15TH ST., NORTH VANCOUVER, B. C.