

ITEM 12
MANAGER'S REPORT NO. 70
COUNCIL MEETING Oct. 30/72

12. Re: Locked In Lots: Apartment Development
Under the Former Zoning Bylaw Regulations

Following is a report from the Director of Planning dated October 26, 1972, regarding the above subject.

RECOMMENDATIONS:

THAT a final extension to the amending by-law to January 1, 1975 for all nine properties be approved in order to allow for apartment development to take place on these lots under the 1965 Zoning Bylaw regulations; and

THAT Mrs. E.I. Rogers be so advised.

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PLANNING DEPARTMENT
OCTOBER 26, 1972

OUR FILE: 12.746

MR. M. J. SHELLEY,
MUNICIPAL MANAGER.

DEAR SIR:

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

In reference to a letter of October 19, 1972, a copy of which is attached, Mrs. Rogers requests an additional extension of time to allow for the redevelopment of her property for RM3 apartment use under the former 1965 Burnaby Zoning Bylaw Regulations.

This request relates to previous actions taken by Council following the adoption of the recommendations of the Apartment Study '69 report on November 10, 1972 which included amendments 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 on January 1, 1972.

Due to these changes certain 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 examined all of the thirty-two affected properties in detail and recommended alternative possibilities for development in the report of January 30, 1970. Council on 2 February 1970, adopted the recommendation which permitted ten properties, having earlier apartment potential, to develop under the former 1965 Zoning Regulations by extending the effective date of the amended bylaw to 1 January 1972. In October 1971, Council recommended that the effective date of the amending bylaw be further extended to January 1, 1973 with respect to the nine remaining properties listed below (Mrs. Rogers lot is item #6):

- (1) Lot 8, Exc. Plan 22210, B.L. "G", D.L. 127 W 3/4, P1. 1254
- (2) Lot 19, Block 29, D.L. 152, Plan 1292
- (3) Lot 21, Block 29, D.L. 152, Plan 1292
- (4) Lot 6, Block 29, D.L. 152, Plan 1292
- (5) Lot 3, Block 50, D.L. 152, Plan 1520
- (6) Lots 8 & 9, SR. 9836, B.L. 30, D.L. 152, Plan 1520
- (7) Lot 31, Block 30, D.L. 152, Plan 1520
- (8) Lot 15, Block 31, D.L. 152, Plan 1509
- (9) Lot 16, Block 31, D.L. 152, Plan 1509

Mr. M.J. Shelley,
Municipal Manager

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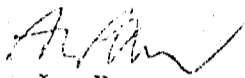
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Only one of the ten locked-in lots has made an application for Preliminary Plan Approval for development under the former RM3 standards (Lot 33, Block 42, D.L. 151/153, Plan 1566).

It is recommended by this Department that a final extension to the amending bylaw to January 1, 1975 for all the nine properties be approved, in order to allow time for apartment development to take place on these lots, under the 1965 Zoning Bylaw regulations.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

JH:bp

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6596 Marlborough Ave.,
Burnaby 1, B.C.
October 19th, 1972.

Mayor Robert W. Prittie,
The Corporation of the District of Burnaby,
Municipal Hall,
4949 Canada Way,
Burnaby 2, B.C.

Dear Sir:

Re: Rezoning of Lots 8 and 9, Sketch 9886, Block 30,
District Lot 152, Plan 1520 (6596 Marlborough Ave.)
Burnaby 1, B.C.

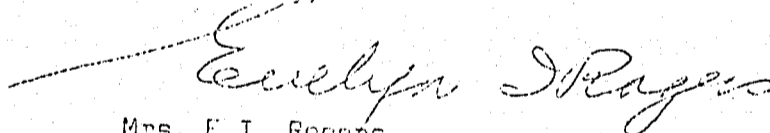
Last October 25th, 1971 Council granted my husband an extension from the proposed zoning changes of the above mentioned property. This extension which is very much appreciated and gratefully received was that no rezoning of the property would become effective until January 1st, 1973.

Unfortunately, my husband unexpectedly ^{SIR} passed away before he could finalize plans with respect to developing this property. In the turmoil of grief and with the Estate unsettled, it is very difficult for me to proceed with his business transaction in regards to the above.

Therefore, I formally appeal to you, for further consideration of one (1) year extension on the issue of rezoning this property.

Trusting this appeal will meet with your satisfaction and approval.

Yours truly,


Mrs. E.I. Rogers.

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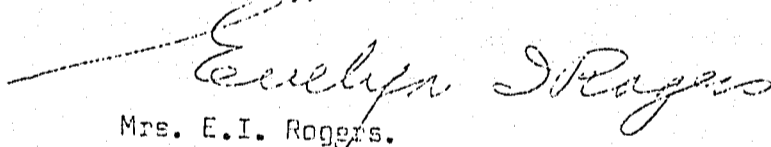
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