

ITEM 7

MANAGER'S REPORT NO. 60

COUNCIL MEETING Aug. 13/73

7. Re: Letter from Mr. Carl Walters,
Suite M-8, 355 Burrard Street, Vancouver
Request for Acquisition of Municipal Land

Appearing on the Agenda for the August 13, 1973 meeting of Council is a letter dated July 26, 1973 from Mr. Carl Walters, President of Cedar Realty Limited, regarding a request to purchase from the Municipality two lots in the area bounded by Boundary Road, Grandview Highway and Highway 401. Following is a report from the Director of Planning regarding this matter.

RECOMMENDATION:

THAT Mr. Walters be requested to submit a specific development proposal for the properties within the subject area as requested by Council on November 20, 1972.

* * * * *

PLANNING DEPARTMENT
8 AUGUST, 1973

REFERENCE: REQUEST FOR ACQUISITION OF MUNICIPAL LAND
BOUNDARY/GRANDVIEW/HIGHWAY 401 AREA
CEDAR REALTY LIMITED
REZONING REFERENCE #52/71 AND #67/72

Appearing on the Council agenda for 13 August is a letter from Mr. Carl Walters, President of Cedar Realty Limited, indicating his interest in acquiring two Corporation-owned lots within the triangular area bounded by Boundary, the Grandview Highway, and the Freeway.

The properties within the area have been the subject of two rezoning applications by Cedar Realty Limited in recent years; in each case rezoning to the C4 category was requested in order to allow the development of a motor hotel, auto court, motel, and related services on the site. The attached copy of the rezoning report presented on November 20, 1972, in conjunction with RZ. Ref. #67/72 outlines the background of the matter and sets out the Planning Department's position with respect to the most appropriate land use of the area in question. Council at that time did not adopt the recommendation, but did resolve "that action on the request of Cedar Realty Ltd., be deferred until a specific development proposal for the land that is considered acceptable is presented."

To date, such a specific proposal has not been received; Rezoning Reference #52/71 (R5 to M5) was abandoned on April 3, 1973, because the proposal had been replaced by the more current application; and a sign on the development site has represented the area as having motor hotel potential. By letter dated April 17, 1973, the Department of Highways advised that the Senior Approving Officer was not prepared to approve the rezoning application (RZ #67/72) but that he would be prepared to approve the creation of a development area consisting of this site, and then to agree to a Land Use Contract subject to provisions for dedicating right-of-way, access location, and the layout of the development. At the moment therefore, the Planning Department is awaiting the submission of a specific development proposal as mentioned above, as conveyed to Mr. Walters in the Clerk's letter of November 21, 1972. (attached)

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R. Z. Ref. #52/71 and #67/72 (contd.)

With respect to Mr. Walter's current request for an estimate of the cost of acquiring the two Municipal properties, the Land Agent has advised that no such estimate can be prepared until the proposed use of the properties is known, on the basis of a specific development proposal for the land that is considered acceptable".

RECOMMENDATION:

It is recommended that Mr. Walters be requested to submit his specific development proposal for consideration as directed in his earlier dealings with Council on this matter.

Respectfully submitted,

AW
DGS:ea
Attchmts.
c.c. Land Agent □

A. L. Parr
A. L. Parr,
DIRECTOR OF PLANNING

PLANNING DEPARTMENT

REZONING REFERENCE #67/72

NOVEMBER 20, 1972

Item #4

SUBJECT: Application for the Rezoning of:

- 1) D.L. 69, Blk. 14, Lot 1, 2, 3, 4N1/2, 4S1/2, 9, Plan 155B
- 2) D.L. 69, Blk. 15, Lot A, B, Plan 21765
- 3) D.L. 69, Blk. 15, Lot 1, 2, 3, 4, 5, 6W1/2, 6E1/2, 7, 9, 10
- 4) D.L. 69, Blk. 16, Lot 11, 12, Plan 1321

From Residential District (R5)
 To Service Commercial District (C4)

ADDRESS: 2710, 2720, 2730, 2810, 2820, 2830, 2840
 Boundary Road.
 3722, 3726, 3721, 3732, 3738 Regent
 3737, 3745, 3753, 3761 Grandview

LOCATION: The subject properties are located in an area bounded on the south by Clydesdale Avenue, on the west by Boundary Road and on the east by the 401 Freeway.

SIZE: The lots have a combined area of approximately 2.93 acres.

SERVICES: Storm sewer facilities are not available. Sanitary sewer is available for all lots except Lots 11 and 12. Water service is available.

APPLICANT'S INTENTIONS: The applicants request rezoning to Service Commercial (C4) in order to permit development of "Motels, Motor Hotels and Auto Courts".

SITE OBSERVATIONS: The lots are located within a triangular shaped area of land bounded by Boundary Road, Highway 401 and Clydesdale which serves as a Freeway ramp. The application for rezoning involves all the privately owned parcels which are developed with single family homes. The remaining seven parcels in this triangle are owned by the Corporation (2) and the Department of Highways (5). This triangular shaped tract slopes steeply down towards the Freeway.

BACKGROUND: The same applicants previously submitted a rezoning application (Rezoning Application #52/71) requesting a change in zoning from R5 to C4 for the purpose of constructing a Motor Hotel. The Planning Department at that time recommended that the application be tabled pending the receipt of more definite information on freeway construction in this area, and discussions with the Department of Highways, the Regional District and the City of Vancouver. It became apparent that the question of the Freeway

extension would not be resolved quickly and the report prepared by the Planning Department, based on the assumption that the properties would not be required for road purposes, recommended that an industrial use would be more compatible with the proposed development in this area. The unsuitability of the area for traffic generating uses such as apartments and retail outlets was noted at this time. It was argued that industrial uses would be less affected by the closeness of the Freeway, and would, as a general rule generate considerably less traffic than a high density residential or auto-oriented development. Furthermore, the adjoining section of Vancouver is industrially zoned and the Myrtle Street area on the north side of the Freeway is in the process of being zoned for industrial land use.

The location of the area in relation to major traffic routes and other land uses would suggest a need for good quality development with high screening and landscaping standards, and the avoidance of outside storage type operations. This could be best accomplished by the new M5 (Light Industrial) zoning category. The Council on November 1, 1971, approved for further consideration the rezoning to M5 of that portion of the area north of Clydesdale (Grandview Highway) and directed that this proposal be advanced to a Public Hearing with the following proposed prerequisites:

- 1) The assembly and consolidation of the existing residential lots into larger parcels. Because of the varying needs of industry it is desirable that a certain degree of flexibility be maintained in such a subdivision in order that future development might include the whole area or perhaps would involve the division of this block into two or three parcels.
- 2) The deposit of sufficient monies to cover the costs of servicing an individual site.
- 3) The submission of an undertaking to remove all existing improvements from the site.
- 4) The closing of any roads or lanes considered necessary to create a suitably sized and accessible site.
- 5) The dedication of necessary road requirements and the granting of necessary easements.

Following the Public Hearing the zoning amendment bylaw was given two readings on January 10, 1972 and the further advancement of this bylaw was contingent upon the owners meeting the conditions set out in the prerequisites.

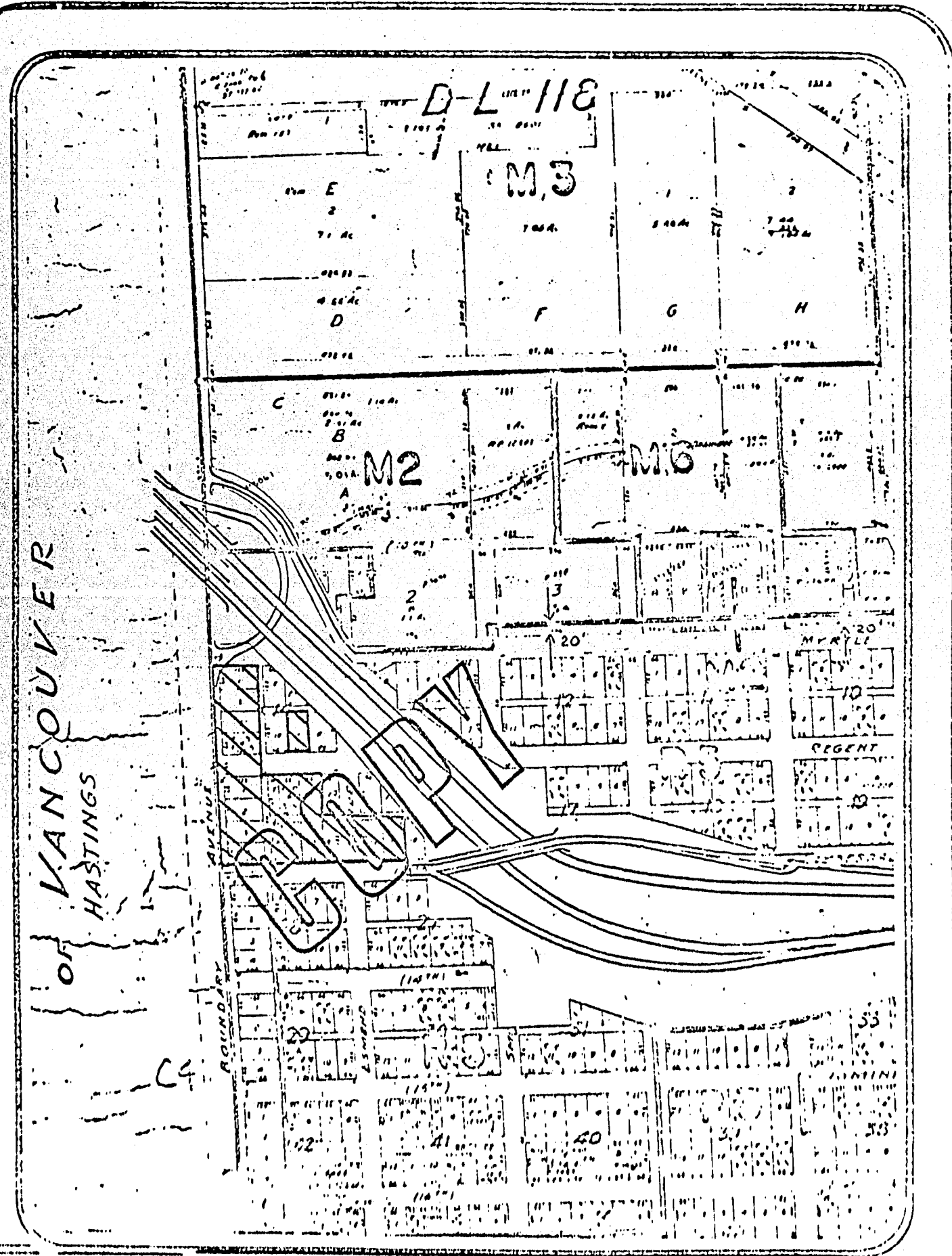
DISCUSSION:

Following discussion with residents of this area and receipt of this application, the Department has again reviewed the existing and anticipated land use patterns in this portion of the Municipality and must conclude that the earlier recommendation for M5 Industrial Zoning is appropriate and should be reaffirmed. As noted in earlier reports which are attached the introduction of commercial uses in this enclave would be in conflict with present plans for the future of this area. We have also considered the possibility of using this proposed development as a nucleus for further

commercial development but this is not a feasible solution either.

RECOMMENDATIONS: It is recommended that the existing bylaw which has received two readings be retained and that Council reaffirm the recommendations earlier adopted.

JH:bb



SCALE	1:400
DRAWN	JH
DATE	NOV 72

REZONING REFERENCE 67/72

ITEM 7

MANAGER'S REPORT NO. 60

COUNCIL MEETING Aug. 13/73

THE CORPORATION OF THE DISTRICT OF BURNABY

MUNICIPAL HALL
4949 CANADA WAY,
BURNABY 2. B. C.

TELEPHONE 299-7211

November 21, 1972

File: RZ #52/71

RECEIVED NOV 23 1972

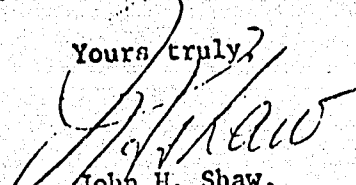
Mr. Carl Walters,
President,
Cedar Realty Ltd.,
Ste. M-8, 355 Burrard Street,
VANCOUVER 1, B. C.

Dear Sir:

Re: Area Bounded by Freeway, Grandview Highway and Boundary Road

With reference to your appearance before Council on November 20th to urge that land in the above area be rezoned to Service Commercial District (C4) rather than M5, I would advise that Council deferred action on your request until you present a specific development proposal for the land that is considered acceptable.

Yours truly,


John H. Shaw,
MUNICIPAL CLERK.

EW/mc

CC: PLANNING DIRECTOR
CHIEF BUILDING INSPECTOR
MUNICIPAL MANAGER