

17. Re: Application for Rezoning of Properties from Residential District (R5) to Comprehensive Development District (CD)

Following is a report from the Director of Planning regarding an application to rezone four properties to permit the development of a Senior Citizens' high rise complex.

RECOMMENDATIONS:

THAT Council approve in principle the proposed development of Senior Citizens' housing on the subject site in accordance with the guidelines of the Community Plan #4; and

THAT the Planning Department be authorized to work with the applicant towards a suitable plan of development, with the understanding that a detailed report will be submitted to Council when general agreement has been reached.

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PLANNING DEPARTMENT
AUGUST 9, 1973

REZONING #50/73

SUBJECT: Application for the rezoning of:

Lot 14, Block 23 and 24 Pt, Subdivision A,
D.L. 32, Plan 4481
Lot 15, Block 23 and 24 Pt, Subdivision A,
D.L. 32, Plan 4481
Lot 16, Block 23 and 24, D.L. 32, Plan 1444
Lot 17 Ex. N. 10 feet, Block 23 and 24,
D.L. 32, Plan 1444.

FROM: Residential District (R5)

TO: Comprehensive Development District (CD)

ADDRESS: 4949 and 4969 Newton Street
6288 and 6262 Nelson Avenue.

LOCATION: The properties are located on the north-east corner of Newton Street and Nelson Avenue.

SIZE: Consolidated, the subject properties have an area of approximately 30,870 sq. ft. or 0.7 acres.

APPLICANT'S
INTENTIONS:

The applicant requests rezoning to permit the development of a Senior Citizens' high rise residence.

SITE
OBSERVATIONS:

The site is presently occupied by three older single family dwellings. The entire north-half of the same

RZ #50/73 (Continued)

block is occupied by a two tower high rise apartment complex. Older single-family dwelling occupy the rest of the block to the east of the subject site. To the south across Newton Street is a strip commercial development fronting onto Kingsway. To the west across Nelson is an older auto-court development.

BACKGROUND:

The Apartment Study '69 has outlined the subject site as suitable for high density apartments. Community Plan #4 has been approved by Council as a guideline for the development of specific sites within this area. The subject site is part of Site 6 outlined in the Community Plan. It is recommended that Site 6 be developed in accordance with the Comprehensive Development District (CD) utilizing the RM5 zoning as a guideline and at a maximum F.A.R. of 2.0. The Community Plan outlines the development of a point-block apartment tower on this site maintaining a good relationship with existing and proposed point-block apartment towers on adjacent sites.

Rezoning #39/69 was finally adopted on October 20, 1969. This rezoning concerned the development of the entire half-block directly north of the subject site, for a two-tower high rise apartment complex. Council approval of this rezoning was coupled with approval of an overall plan for suitable development on adjacent sites (Sketch 2) including the subject site.

This proposal is submitted to Council at the present time on this basis.

**GENERAL
OBSERVATIONS:**

The applicant has tentatively proposed a 121 unit, 13 storey Senior Citizens' Tower. The F.A.R. is 2.0. Parking is provided at a ratio of 1 parking stall per 6 units. The final project may reflect various adjustments.

The narrowness of the site indicates that the setback requirements as outlined in the RM5 zoning would require modification under the Comprehensive Development designation. It is recommended that the lane to the north of the site be closed and included by the developer in his site thereby enlarging the width of his site. It would be the developer's responsibility to negotiate a suitable purchase price with the Land Agent.

Access to the project would be from Newton Street only.

The potential cul-de-sacing of Newton Street at Nelson Avenue which is outlined in the approved Community Plan and which will affect this project is under study by the Planning Department in connection with Rezoning #42/73 at the corner of Newton Street and Marlborough Avenue (Council Meeting - July 30/73).

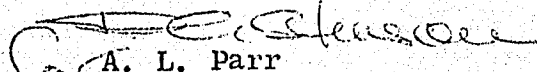
ITLM 17
MANAGER'S REPORT NO. 60
COUNCIL MEETING Aug. 13/73

RZ #50/73 (Continued)

RECOMMENDATIONS:

It is recommended that Council approve in principle the proposal development of the subject site for Senior Citizens housing in accordance with the guidelines of the Community Plan #4, and authorize the Planning Department to work with the applicant towards a suitable plan of development, upon the understanding that a detailed report will be submitted to Council once general agreement has been reached on this project.

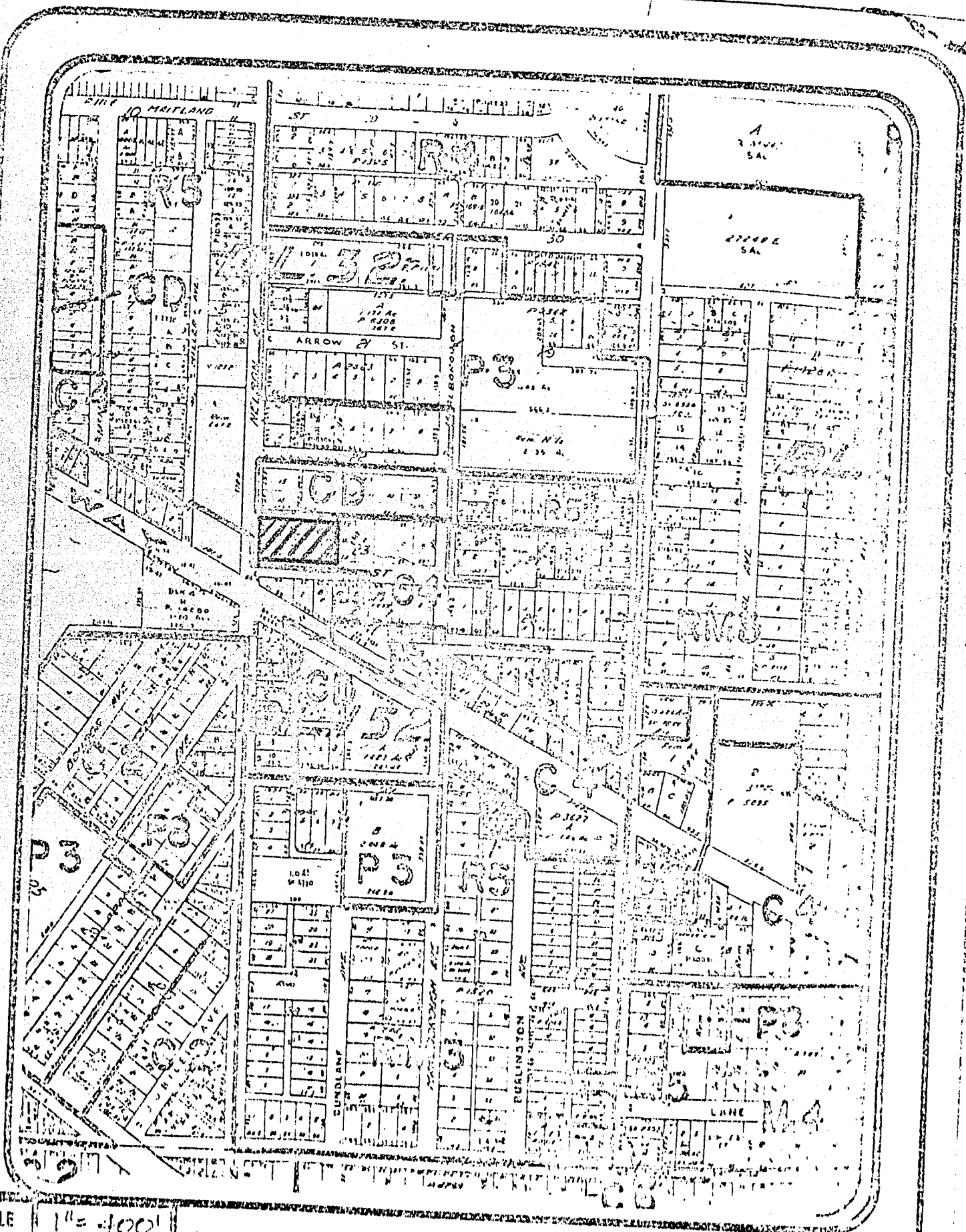
Respectfully submitted


A. L. Parr
DIRECTOR OF PLANNING

KI/ea

Attachments.

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SCALE 1" = 400'
 DRAWN
 DATE AUG 173.

REZONING REFERENCE 50/73.



BURNABY PLANNING DEPARTMENT

ITEM 17

MANAGER'S REPORT NO. 60

COUNCIL MEETING Aug. 13/73

TELEPHONE (604) 434-5784

CABLE ADDRESS
"BURLAW" VANCOUVER

FILE NO. 73 G 72

REFER TO S. Levine

MAILING ADDRESS: P. O. BOX 359
SUITE 200, BURLAW BUILDING
4545 KINGSWAY
BURNABY 1, VANCOUVER, B. C.
CANADA

HEAN, WYLIE AND COMPANY
BARRISTERS AND SOLICITORS

ARNOLD F. C. HEAN, O.C.

T. MILTON WYLIE
B. PATRICIA M. BYRNE
JOHN M. CROFT
LYNN RAMSAY

SEFTON LEVINE
JOHN ROWAN
BRIAN M. COLEMAN
MARGARET E. CLARE
(ALSO OF THE ALBERTA BAR)

9th August, 1973.

Municipality of Burnaby,
Canada Way,
Burnaby, B.C.

Attention: Mr. Parr

Dear Sirs:

I am writing to you on behalf of the Provincial Chapter of the I.O.D.E. and at the behest of its President, Helen Kalyk. As I am instructed you are aware, the I.O.D.E. is presently purchasing the following property:

Lots, 13, 14, 15 of Block "A", Block 23 of D.L. 32, Group 1, Plan 4481, N.W.D., and Lots 16 and 17 of Blocks 23 and 24, Plan 1444, N.W.D. civic addresses:
~~1444~~, 4969, 4989 Newton Street, and 2 properties on Nelson Street, Burnaby, B.C.

The I.O.D.E. and the Vendors have authorized William McCullough, of 7765 Kentwood Street, Burnaby, B.C. to apply on their joint behalf for rezoning of the aforementioned property. It is proposed that the aforementioned lands and premises be consolidated and rezoned to accommodate a Senior Citizen's highrise apartment complex, which is to be owned and operated by the I.O.D.E. on a non-profit basis.

Our clients are all anxious that this matter proceed forthwith and accordingly I enclose herewith a cheque in the amount of \$31,00, which I understand to be the appropriate amount to have this matter dealt with. (Should more funds be required, kindly advise and we will furnish same.)

Please place this matter of rezoning on the agenda of the next council meeting.

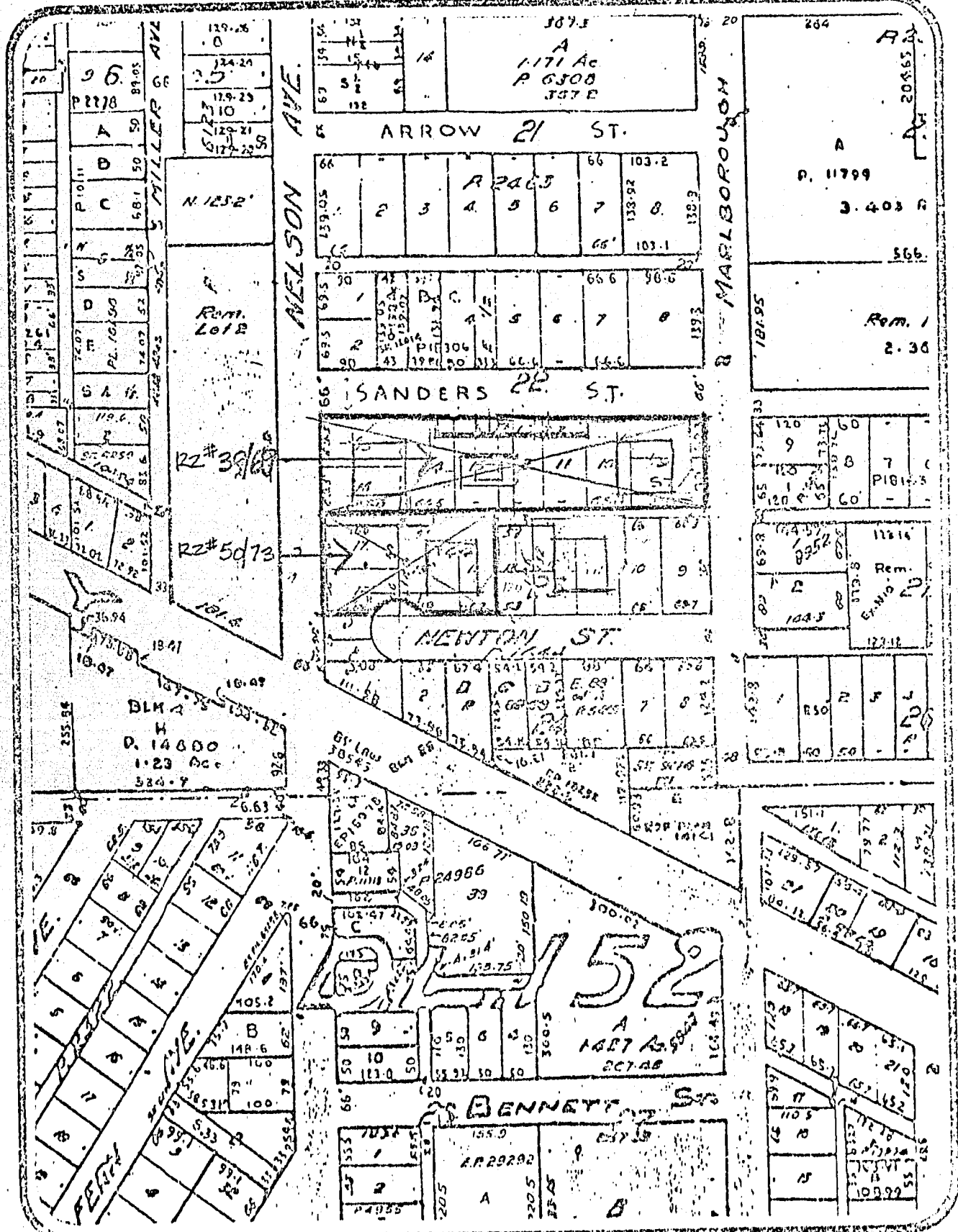
Thank you for your courtesy in this matter.

Yours very truly,

HEAN, WYLIE & COMPANY,

S. Levine
Sefton Levine
SLL.cath

ITEM 17
 MANAGER'S REPORT NO. 60
 COUNCIL MEETING Aug, 13/73



SCALE 1" = 200'
 DRAWN
 DATE AUG/73.

OVERALL APARTMENT LAYOUT
 DEVELOPED WITH REFERENCE TO RZ# 39/69.

SKETCH 2.
 BINARY PLANNING DEPARTMENT