

ITEM 18  
MANAGER'S REPORT NO. 25  
COUNCIL MEETING Apr. 2/73

18. Re: Rezoning Reference #14/73  
Blk. 9, Lot 1, Plan 9444, D.L. 59  
Blk. 9, Expl. Plan 9840, D.L. 59/136/137, Plan 3795  
Blk. 9, Lot 2, Plan 9444, D.L. 59  
Prt. Lot "D" of S $\frac{1}{2}$  Blk. 1, Blk. 8, D.L. 59/136/137, Plan 15742

Attached for the consideration of Council is an application for the rezoning of the subject properties.

RECOMMENDATIONS:

THAT approval in principle be given to the rezoning of the subject site to Residential District (R8) Group Housing, at a Residential District (R2) density; and

THAT the authorization be given to the Planning Department to work with the applicant towards the development of a suitable plan of development.

\* \* \* \* \*


PLANNING DEPARTMENT  
30 MARCH, 1973

SUBJECT: BLK.9, LOT 1, PLAN 9444, D.L.59.  
BLK.9, EXPL. PLAN 9840, D.L.59/136/137, PLAN 3795  
BLK.9, LOT 2; PLAN 9444, D.L.59  
PRT. LOT "D" OF THE S $\frac{1}{2}$  BLK.1, BLK.8, D.L.59/136/137, PL.15742

The Planning Department would like to submit the following rezoning application (Rezoning Reference #14/73, attached) Although the application was submitted to the department prior to the end of February, we have not been able to report on it until now.

Could you please forward this rezoning application to Council for their consideration.

Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING

JH:ca

**SUBJECT:**

Application for the rezoning of:

Blk. 9, Lot 1, Plan 9444, D.L. 59.  
 Blk. 9, Expl. Plan 9840, D.L. 59/136/137, Plan 3795  
 Blk. 9, Lot 2, Plan 9444, D.L. 59.  
 Prt. Lot "D" of the S<sup>1</sup>/<sub>2</sub> Blk. 1, Blk. 8, D.L. 59/136/137, Plan 15742

From: Residential District (R2)  
 To: Residential District (R8)

**ADDRESS:**

7429, 7469 and 7449 Lougheed Highway

**LOCATION:**

The subject properties have a frontage of 604.1 feet on the Lougheed Highway, and an approximate depth of 262 feet. Consolidated, the area is approximately 3.5 acres.

**MUNICIPAL SERVICES:**

A report on municipal services is being prepared.

**APPLICANT'S INTENTION:**

The applicant requests rezoning in order that a Group Housing project under density requirements of the Residential District (R5) may be developed.

**SITE OBSERVATIONS:**

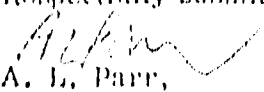
The four lots in the subject property are presently developed: single family homes occupy three lots and a commercial nursery occupies the remaining lot. North, along Phillips Avenue are a few single family homes. To the east is a single family residential development and to the north the land is vacant. South across the Lougheed Highway the land to the west of Phillips Avenue is undeveloped, while the land to the east is occupied by a single family home.

**GENERAL OBSERVATIONS:**

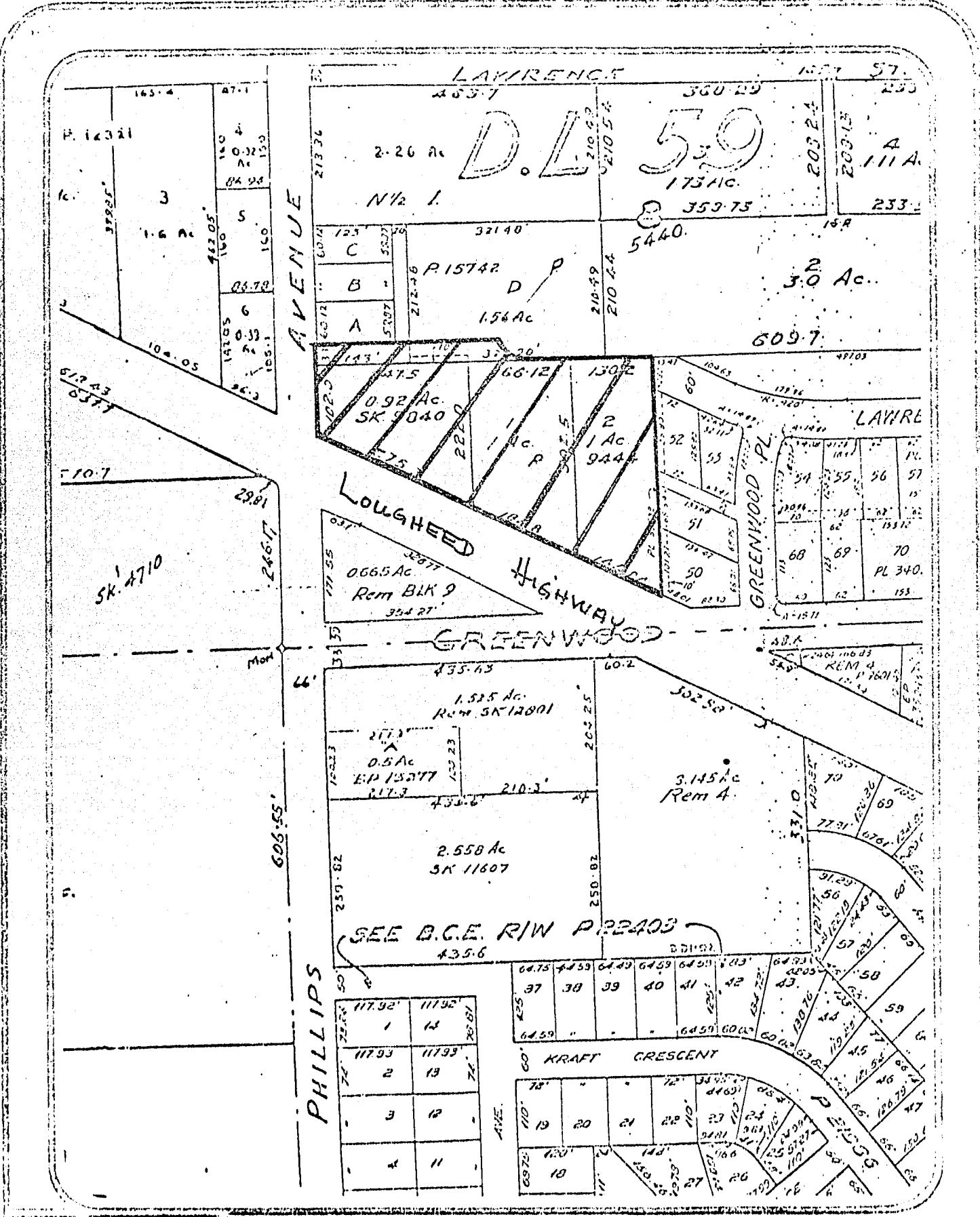
The proposed 3.5± acre site is suitable for Group Housing under Residential District (R8). A generally acceptable subdivision layout for this area of D.L. 59 has been developed. The Group Housing proposal of this applicant should respect the overall subdivision and road layout. The proposed site is slightly more than half a mile from the existing Montecito Elementary School, but is in close proximity to the proposed Lougheed-Phillips Elementary School. The proposed Trail Park, Municipal Golf Course and Charles Rummel Park are also within half a mile of the site. The site is well suited to family oriented housing.

The applicant wishes however, to develop a Group Housing project at a Residential District (R5) density, or 3600 square feet site area per dwelling. The Residential District (R8) permits a Group Housing development at the density of the existing zoning, which in this case is Residential District (R2) or 7200 square feet site area per dwelling.

**RECOMMENDATION:** It is recommended that the rezoning of this site to Residential District (R8) Group Housing, at a Residential District (R2) density be approved in principle and that the Planning Department be authorized to work with the applicant towards the development of a suitable plan of development.

Respectfully submitted,  
  
 A. J. Parr,  
 DIRECTOR OF PLANNING

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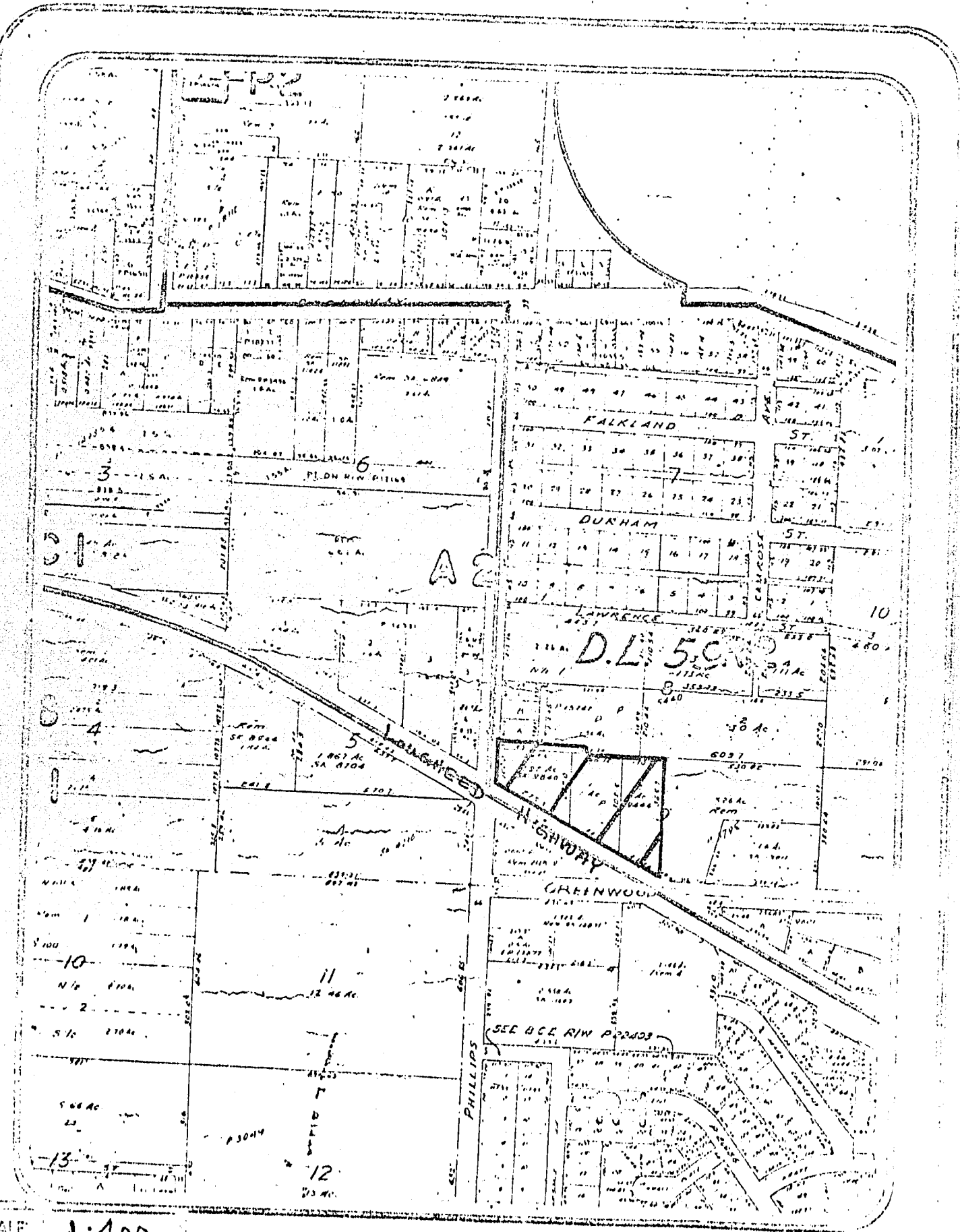
SCALE 1:200  
 DRAWN JH  
 DATE March 73

REZONING REFERENCE 14-73

BURNABY PLANNING DEPARTMENT



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SCALE 1:400

DRAWN JH

DATE March 13

REZONING REFERENCE 14/73

MUNICIPAL PLANNING DEPARTMENT

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MANAGER'S REPORT NO. 25

COUNCIL MEETING Apr. 2/73

BLOCK BROS. REALTY LTD.

7351 Edmonds Street, Burnaby, B.C., 524-2511

438-1311

December 11, 1972

Mr. T. Parr  
Planning Department  
Municipal Hall  
4949 Canada Way  
Burnaby, B. C.

Dear Sir:

I am writing in regard to our recent discussion of the area, Philips & Lougheed Highway (attached sketch) and Burnaby's proposal of creating cluster house zoning for such areas.

Land and service cost removes the area away from an R2 or R2 cluster zoning for a low cost housing project.

We feel that a minimum R5 cluster house zoning would be required to make such a project economically feasible.

Our attached sketch shows what we would like for the area.

Hoping that this will meet with yours and the Council's approval.

Yours truly,

*W. Grier*  
W. Grier  
R. Lea

574-5733  
HOME

WG&RL/bb