

ITEM 20

MANAGER'S REPORT NO. 74

COUNCIL MEETING Nov. 12/74

Re: Request for Further Extension of Time to allow
Apartment Development to take place under Zoning By-law Standards
Prevailing Prior to January 1, 1970
Letter from Mrs. E.I. Rogers that appeared on the
November 4, 1974 Agenda of Council

Appearing on the Agenda for the November 4, 1974 meeting of Council was a letter dated October 28, 1974, from Mrs. E.I. Rogers, requesting a further extension of time to allow apartment development to take place on her property under zoning by-law standards prevailing prior to January 1, 1970.

The following is the report of the Director of Planning dated November 8, 1974, in this connection.

RECOMMENDATION:

THAT the present request not be granted, and that no further extensions beyond the adopted final date of January 1, 1975 be approved for the remaining eight properties.

* * * * *

PLANNING DEPARTMENT
NOVEMBER 8, 1974

TO: MUNICIPAL MANAGER
FROM: PLANNING DIRECTOR
SUBJECT: 6596 MARLBOROUGH AVENUE
LOTS 8 & 9, SKETCH 9886, BLOCK 30,
D.L. 152, PLAN 1520

Appearing on the Council agenda for November 12 is a letter from Mrs. E. I. Rogers, concerning a request for a further extension of time in which to allow apartment development to take place on her property under zoning bylaw standards prevailing prior to January 1, 1970.

Background:

This request relates to previous actions taken by Council following the adoption of the recommendations of the Apartment Study '69 report on November 10, 1969 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 as January 1, 1970.

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 February 2, 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 January 1, 1972. During that period, Preliminary Plan Approval application was made and approval was later granted for one of the ten properties.

Subsequently, in October 1971, in response to a request from Mr. W. H. Low Rogers, and a Planning Department recommendation, Council agreed to extend the effective date of the amending bylaw for the remaining nine properties to January 1, 1973.

ITEM 20

MANAGER'S REPORT NO. 74

COUNCIL MEETING Nov. 12/74

- 2 -

In October 1972, a further request for a one-year extension of time was submitted by Mrs. Rogers. In order to allow a generous time period during which owners of the nine remaining properties might make arrangements for apartment development to take place under the previous bylaw standards, it was recommended that a final two-year extension to the effective date of the amending bylaw for these properties be given, to January 1, 1975. This recommendation (Item 12, Manager's Report No. 70, October 30, 1974) was adopted by Council, and the affected owners were so notified.

The present request from Mrs. Rogers is for a further one-year extension to January 1, 1976.

The Present Situation

Since the last extension was granted, only one additional development proposal has been received or approved for any of the nine properties involved. The remaining eight properties are listed below (Mrs. Rogers' lot is Item #5):

- (1) Lot 19, Block 29, D.L. 152, Plan 1292
- (2) Lot 21, Block 29, D.L. 152, Plan 1292
- (3) Lot 6, Block 39, D.L. 152, Plan 1292
- (4) Lot 3, Block 30, D.L. 152, Plan 1520
- (5) Lots 8 & 9, Sk. 9886, Blk. 30, D.L. 152, Plan 1520
- (6) Lot 31, Block 30, D.L. 152, Plan 1520
- (7) Lot 15, Block 31, D.L. 152, Plan 1209
- (8) Lot 16, Block 31, D.L. 152, Plan 1209

The present RM3 requirements include a minimum lot width of 100 feet and a minimum site area of 12,000 square feet (for a building 2 storeys or less in height). The eight remaining properties have widths (consolidated) ranging from 66 feet to 77 feet, and areas (consolidated) ranging from 7722 square feet to 12,177 square feet.

The subject property (see attached Sketch #1) has a width of 77 feet and an area of 8,508.5 square feet. Under the 1965 Bylaw standards, the property qualified for two-storey apartment development, or for two-family or single-family development. This potential will continue to exist until the stipulated date, January 1, 1975. However, experience in recent years indicates that construction of two-storey, small apartment buildings has not been attractive from an economic point of view.

Following an amendment to the definition of "Dwelling, Row Housing" in November, 1972, the property also qualified for development of two row-housing units, which in effect amounts to duplex development but allows separate title ownership. Under the current RM3 zoning standards, which will come into effect for this property on January 1, the property may be developed for single-family, two-family, or two-unit row house purposes. Moreover, the present building may be renovated or converted to two-family use, subject to meeting all normal code and bylaw requirements.


As Council is aware, a report is presently being prepared on the subject of residential densities and neighbourhood compaction; it is possible that the conclusions of this study may have an effect on the ultimate use of smaller sites such as Mrs. Rogers', in appropriate areas. Moreover, the Greater Vancouver Regional District is at present conducting a study of means whereby more efficient and "livable" use of residential land may be obtained, and the results again may be relevant to the redevelopment of the subject land.

Conclusion

In view of the lengthy period of permissiveness that has been extended to the ten properties that had been in this situation initially (January 1, 1970 to January 1, 1975) and the fact that only two of the property owners have taken advantage of this provision, it is not felt that granting additional time periods for development below present environmental standards is the answer in this case. Moreover, in the light of studies presently under way, it is the opinion of the Planning Department that if development does not proceed as permitted prior to the present deadline, then either redevelopment for use at a lower density than apartment use should take place on this undersized site, or a more innovative answer to multiple family use, arising from the present studies, should be pursued.

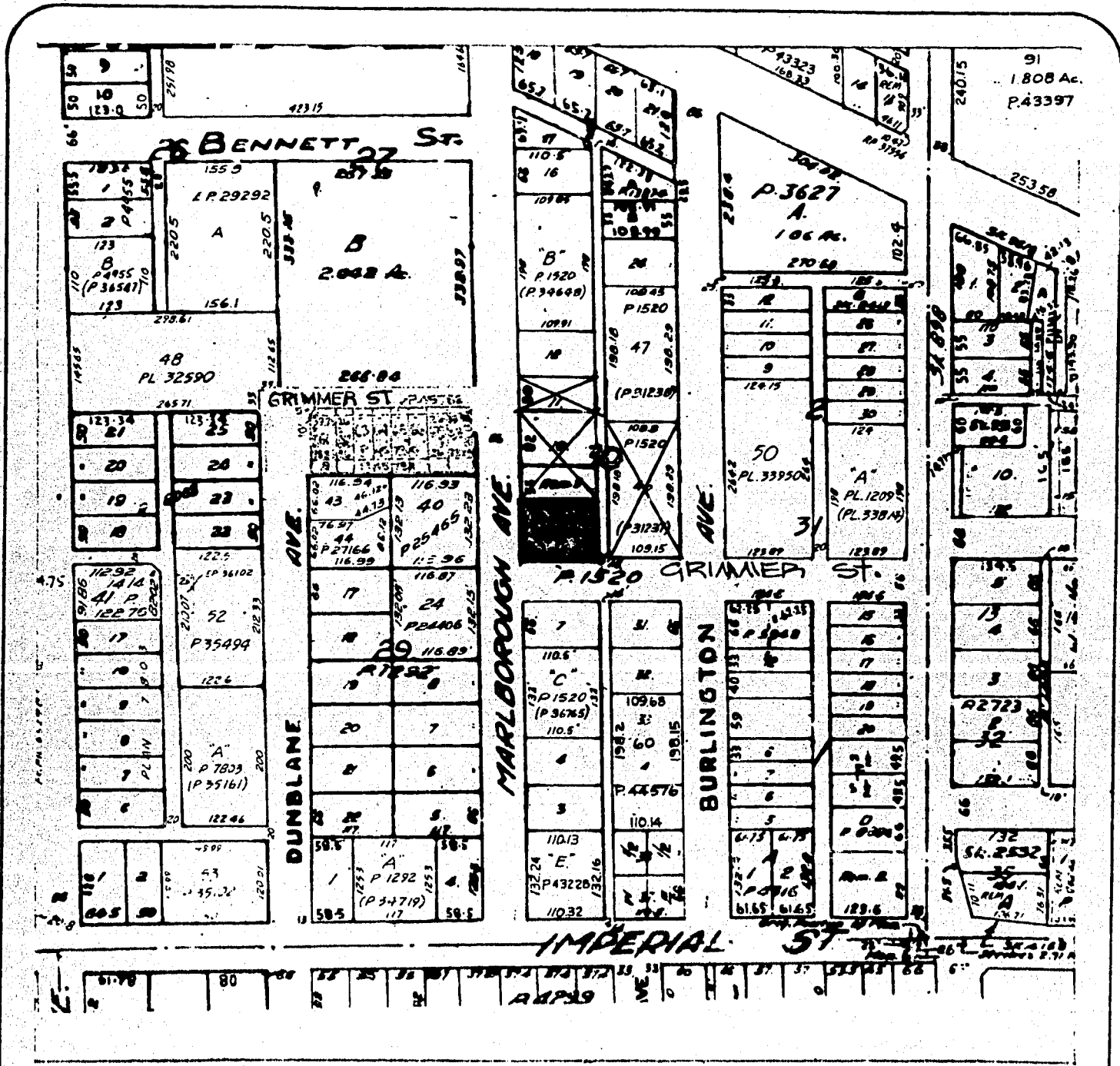
Recommendation

It is recommended that the present request not be granted, and that no further extensions beyond the adopted final date of January 1, 1975 be approved for the remaining eight properties.


A. L. Parr,
DIRECTOR OF PLANNING.

DGS:cm
Attach.

ITEM 20
MANAGER'S REPORT NO. 74
COUNCIL MEETING Nov. 12/74



Date
NOV/74

Scale
1" = 200'

Drawn By

Burnaby Planning Department

PROPERTY AT
6536 MARLBOROUGH AVENUE
Sketch #1.