

Re: Proposed Road Exchange Bylaw
I.O.D.E. Senior Citizens High Rise
Nelson Avenue/Newton Street
R.Z. #50/73 and R.Z. #6/74

Following is a report from the Director of Planning regarding a proposed Road Exchange Bylaw.

The closed portion of lane will be consolidated into the overall I.O.D.E. Senior Citizens site, and any applicable taxes will apply over the entire site.

RECOMMENDATIONS:

THAT Council approve the closure of the lane according to the prerequisites outlined in Section 4.0 of the Planner's report, and authorize the introduction of the requisite lane exchange bylaw; and

THAT the applicant pay \$23,185 for the difference in value for the land exchange.

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PLANNING DEPARTMENT
MARCH 14, 1974

SUBJECT: PROPOSED ROAD EXCHANGE BYLAW
I.O.D.E. SENIOR CITIZENS HIGH RISE
NELSON AVENUE/NEWTON STREET
R.Z. #50/73 AND R.Z. #6/74

1.0 BACKGROUND

In conjunction with Rezoning #39/69 to the north of the subject senior citizens high rise proposal, Council had on June 23, 1969 adopted a comprehensive plan for the entire Nelson/Newton/Sanders/Marlborough block (see sketch #1) delineating four high-rise apartments within this block and requiring the closure of a east-west lane which is located between Newton Street and Sanders Street. One of the prerequisites to Rezoning #39/69 was the consent of the developer to the future closure of the lane. The requisite Comprehensive Development plan for Rezoning #39/69 on file in the Municipal Clerk's department also clearly indicates the future closure of the lane.

On February 19, 1974, the subject senior citizens high rise project, Rezoning #50/73, was presented to a Public Hearing. Mr. D. Milos representing the new owners of the Horizon Towers West (Rezoning #39/69) to the north of the subject senior citizens site objected to the closure of the lane. The subject Rezoning #50/73 was given First and Second Reading of the amendment bylaw by Council on February 25, 1974.

2.0 COMMENT ON LANE CLOSURE

Mr. Milos' reasons for opposing the closure of the lane as submitted at the February 19, 1974 Public Hearing are attached. In reply to Mr. Milos' objections to the lane closure, the Planning Department would report that:

1. Horizon Towers West (existing apartment to the north of the senior citizens site) is accessible from the flanking streets of Nelson Avenue and Sanders Street. However, the Fire Department has requested that a fire access be maintained through the closed portion of lane. This request will be accommodated.

2. The closure of the lane would not result in the proposed senior citizens tower being located closer to the existing Horizon Towers West apartment. The senior citizens tower is so sited as to maximize the distance between the two apartment towers.
3. Since the suitable plan of development for Rezoning #39/69 indicated the future closure of the lane, no continuing access for maintenance was to be provided from the lane. As a result of the lane closure, access for maintenance purposes to parts of the site may be somewhat more circuitous but no more than many other similar large apartment developments.
4. Adequate underground parking at a ratio of 1 parking stall per 6 units, which meets the minimum Central Mortgage and Housing Corporation standards is provided. The site is close to a variety of commercial facilities and is well served by public transit ameliorating the need for any further parking.

3.0 LANE EXCHANGE BYLAW

The lane exchange includes the portions of lane adjacent to the site of Rezoning #50/73 and Rezoning #6/74. The area of lane is to be exchanged for the land dedications required as a result of the proposed eventual cul-de-sacing of Newton Street east of Nelson Avenue. (See Sketch #2).

1. The area of lane to be cancelled is 4,768 sq. ft. with dimensions of 16' x 298'.
2. The proposed eventual cul-de-sacing of Newton Street east of Nelson Avenue will require the dedication of approximately 1,201 sq. ft. by this developer.
3. A land exchange is proposed between the two parcels of land mentioned in Points 1 and 2.
4. The value of the net area (4,768 sq. ft. minus 1,201 sq. ft.) of 3,567 sq. ft. at the Land Agent's estimated value of \$6.50 per sq. ft. is \$23,185.
5. The applicant has requested that Council give consideration to the transfer of the net closed portion of the lane (3,567 sq. ft.) to the subject I.O.D.E. Senior Citizens housing project at no cost.

4.0 LANE EXCHANGE PREREQUISITES


1. A land exchange requiring the payment by the developer of \$23,185 to the Municipality for the difference in value (subject to modification by Recommendation 5.2).
2. The maintenance of a 15 foot wide easement protecting the existing sewer line and emergency access for fire trucks.
3. The submission of a road closing plan.
4. The consolidation of the closed portion of lane into the sites for Rezoning #50/73 and Rezoning #6/74.
5. All surveying and registration costs to be borne by the applicant.

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5.0 RECOMMENDATIONS

1. It is recommended that Council approve the closure of the lane according to the prerequisites outlined in Section 4.0 and authorize the introduction of the requisite lane exchange bylaw.
2. Council's direction is requested on the applicant's request for the transfer of the net closed portion of lane to the applicant at no cost.

Respectfully submitted,

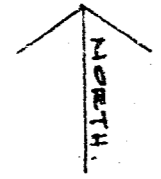

A. L. Parr,
DIRECTOR OF PLANNING.

KI:cm

Attach.

MANAGER'S REPORT NO. 54, 1969
Item #15

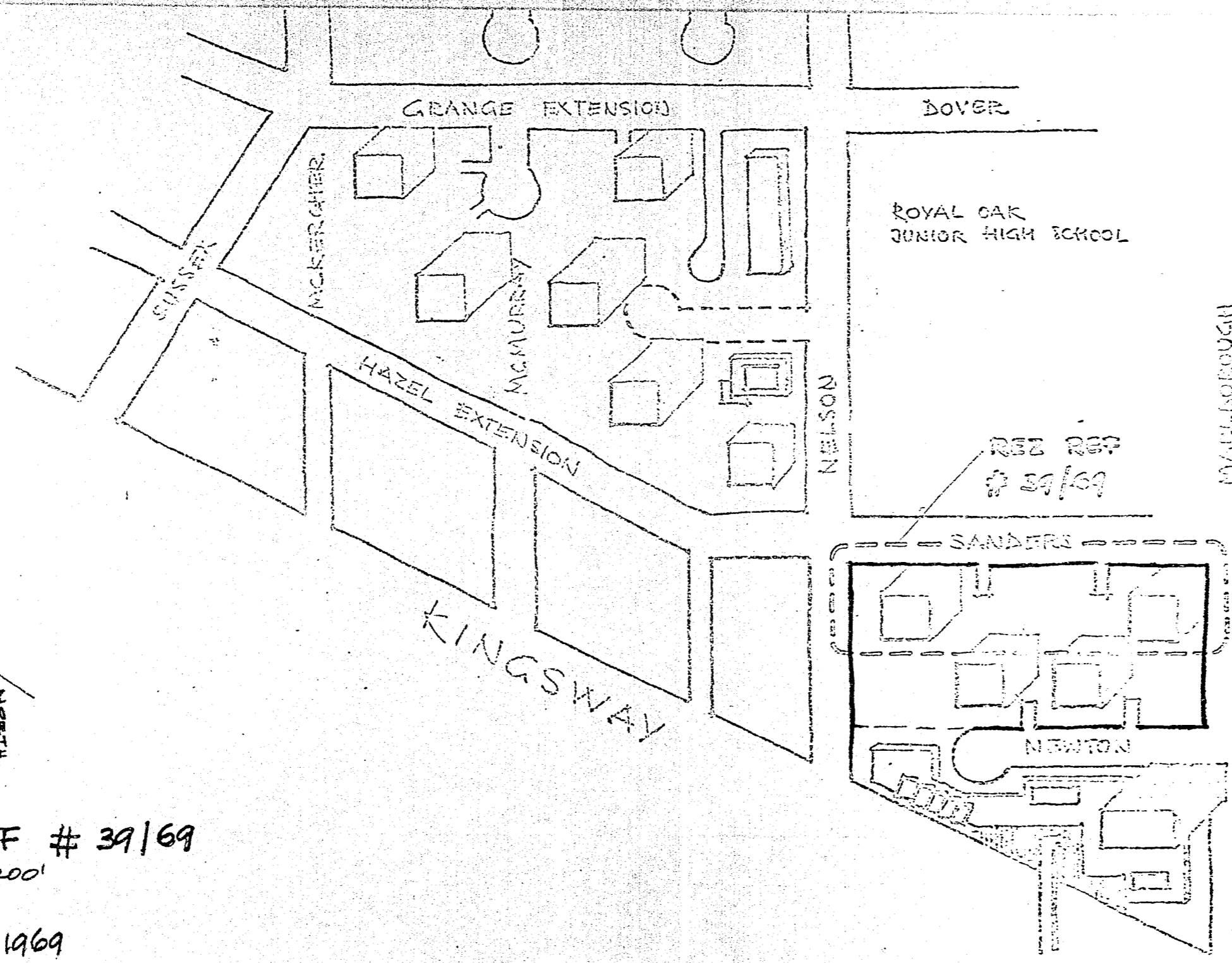
SKETCH # 1



REZ REF # 39/69
SCALE 1" = 200'

34

JUNE 20, 1969



ITEM 16
MANAGER'S REPORT NO. 21
COUNCIL MEETING Mar. 18/74

PUBLIC HEARING HEARING MINUTES
FEBRUARY 19, 1974(4) FROM RESIDENTIAL DISTRICT FIVE (R5) TO COMPREHENSIVE
DEVELOPMENT DISTRICT (CD)Reference RZ #50/73

- (a) Lots 14 and 15, S.D. "A", Blocks 23/24 Part, D.L. 32,
Plan 4481
- (b) Lots 16, Blocks 23/24, D.L. 32, Plan 1444
- (c) Lot 17 Except North 10 feet, Blocks 23/24, D.L. 32,
Plan 1444

(4969 and 4949 Newton Street; 6288 and 6262 Nelson Avenue
-- Located on the Northeast corner of Newton Street and
Nelson Avenue)

Mr. Wright, Architect, Eng and Wright Architects appeared for the applicants
the I.O.D.E. and addressed the Public Hearing.

Mr. Wright advised that the proposed development was for a 15-storey structure
of 122 units consisting of 52 hostel units, 28 bachelor units and 42 one-bedroom
units with extensive communal facilities and underground parking for 20 vehicles.
The basement would contain service rooms and the parking area and the main floor
would contain a dining room, kitchen and lounge. The site would be extensively
landscaped with four different types of landscaping.

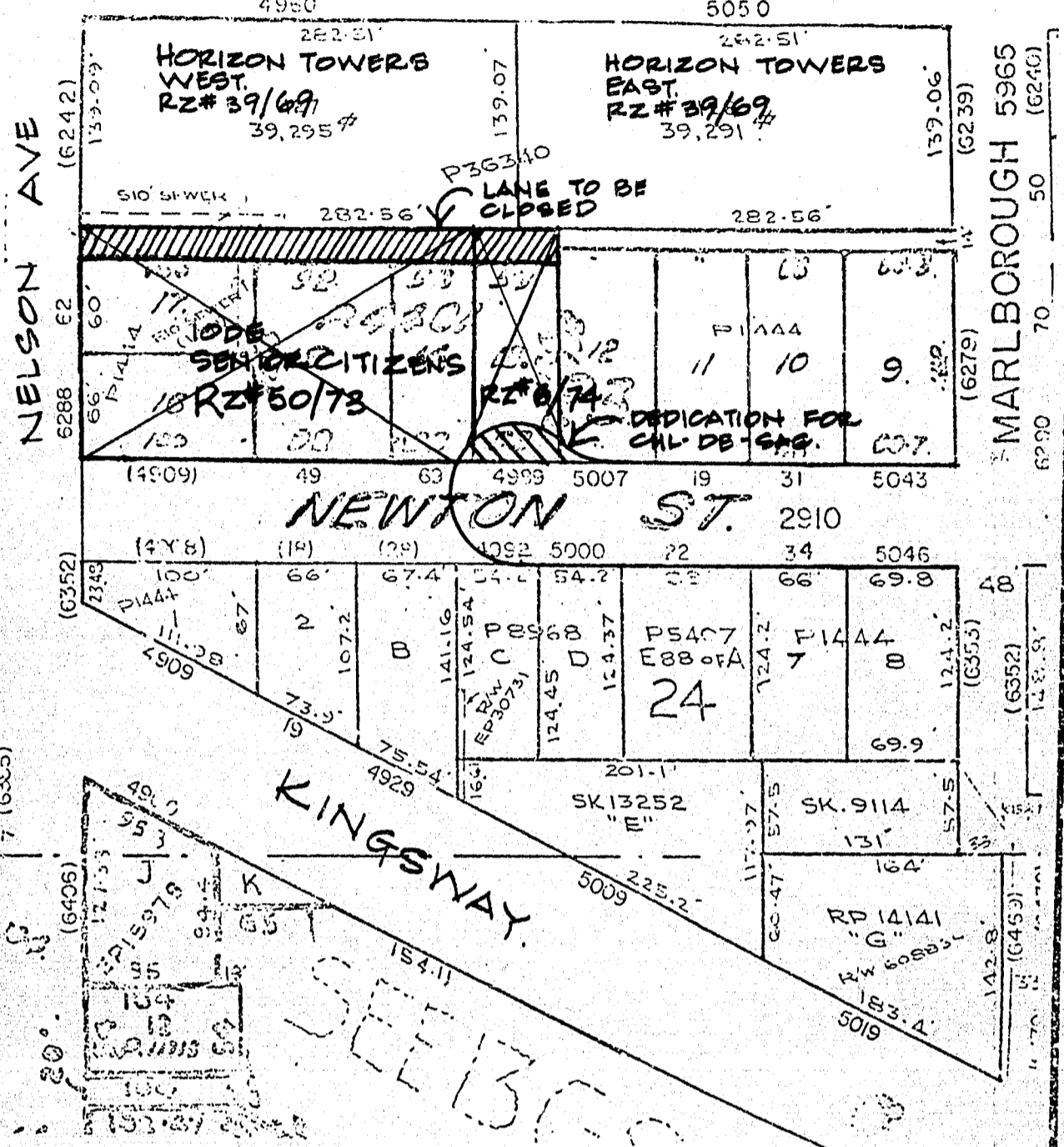
Mr. D. S. Milos, Samuel Puberman & Company, Barristers and Solicitors, addressed
the Public Hearing and advised that he represented F. and J. Lohn Ltd. the owners
of the Horizon Towers, which were located on Sanders Street. Mr. Milos advised
that he was not objecting to the rezoning as such, but his principles did object
to the closure of the lane to the North of the proposed development. The reasons
for opposing the closure of the lane were:

- (1) Fire Department access - it would be impossible for the Fire
Department to gain access to any of the uppermost of Horizon
Towers West on the Southern side. Accordingly, closing the
lane would subject the tenants on that side of that particular
building to an unnecessary danger.
- (2) Economic value - the placing of the proposed senior citizens
high-rise tower closer to Horizon Towers West as a result of
the lane closure would reduce the economic value of the suites
with a Southern exposure. This is due to the fact that the
view would be reduced as also the privacy.
- (3) Lack of access to maintain recreation area - the access to
the recreation area by the maintenance crews would be seriously
affected by the closure of the lane as it would impair present
access from the rear.
- (4) Parking - reduced parking areas in the proposed senior citizens
high-rise tower would result in an over-flow of on-street parking,
thus affecting the present residents and their visitors to Horizon
Towers.

A discussion ensued concerning ways of overcoming this problem. Planning Director
took note of the concerns of the owners of Horizon Towers.

No one else appeared in connection with this rezoning.

ITEM 16
 MANAGER'S REPORT NO. 21
 COUNCIL MEETING Mar. 18/74



RZ# 50/73 - LOTS 14, 15, 16, 17
 RZ# 6/74 - LOT 13



SCALE 1"=100'
 DATE MAR/74

PROPOSED ROAD EXCHANGE BYLAW
 NELSON AVE / NEWTON ST.
 RZ # 50/73 + RZ # 6/74



BURNABY PLANNING DEPARTMENT
 SKETCH # 2 36