

22. Re: Letter dated January 29, 1974 from Mr. L.J. Westwood,  
1055 West Hastings Street, Vancouver, B.C.  
Rezoning Reference #80/73  
D.L. 142, Lot 3, Exc. S. 33', Plan 14043  
2366 Underhill Avenue

Appearing on the Agenda for the February 4, 1974 meeting of Council is a request from Mr. L.J. Westwood for permission to develop the subject property in accordance with M-3 (Heavy Industrial) zoning requirements. Following is a report from the Director of Planning regarding this matter.

Mr. Westwood in his letter states that agreement has been reached with the Engineering Department to re-route and enclose the watercourse in the ravine. The Engineer advises that he has checked with his staff, and as far as can be determined, no such agreement has ever been made.

The pipe that is presently lying on the east side of Underhill Avenue is being installed as a feeder water main. This main will not provide services to abutting property owners. The main also in no way will affect the statements that are made by the Director of Planning in his report with respect to the possible area of service.

RECOMMENDATIONS:

THAT the proposal to rezone the subject property from its industrial category be approved in principle; and

THAT the Planning Department be authorized to pursue the subject of rezoning or acquisition with the owners and with the Provincial Government.

\* \* \* \* \*

PLANNING DEPARTMENT  
JANUARY 31, 1974

MR. M. J. SHELLEY,  
MUNICIPAL MANAGER.

Dear Sir:

1.0 SUBJECT: REZONING REFERENCE #80/73  
D.L. 142, LOT 3 ex. S.33', PLAN 14043  
UNDERHILL/SHELLMONT/LAKEDALE/BROADWAY

The Planning Department submitted a report to Council on January 21, 1974 recommending that a proposal to rezone the above described property from Heavy Industrial District (M3) to Small Holdings District (A2) be approved in principle and that the Department be authorized to pursue the matter of rezoning or acquisition of the property with the owners and the Provincial Government. The report on the rezoning was tabled until February 4, 1974 in order that Council members might have an opportunity to inspect the site.

A question was raised during consideration of the proposed rezoning as to the cost of providing services to the site if used for industrial purposes. A view was expressed that, if such costs were prohibitive, then the site would likely have less value for industrial development.

In addition to reporting on servicing, the Department wishes to correct the impression which may be left by Mr. Westwood's letter of January 29, 1974.

We have indeed been involved with the owners of this property as to its possible use for several years, and in response to each letter received from Mr. Westwood we have given two replies:-

Firstly, the department is not in favour of industrial development extending north of Broadway.

Secondly, the use of the subject property is intimately related to a decision on the use of the land on the south slopes of Burnaby Mountain.

It is only recently, following our public discussions, and Provincial Government actions, that it has been possible to formulate a recommendation to Council; a recommendation which we advised the owners we were going to make, and which had in fact been foreshadowed by our many previous meetings.

## 2.0 DISCUSSION:

In reference to the servicing question, the Planning and Engineering Departments would like to make the following comments.

If the site is developed under the existing zoning classification (M3) the following servicing criteria apply:

- a) Sanitary sewer is available from an existing main on Underhill just south of Broadway. Existing Municipal facilities however, will only accommodate development on that area south of EL. 400 (shown crosshatched on attached Sketch #1)
- b) Access to the site could be accomplished via Underhill Avenue which is at an interim standard such that no street improvement could be required.
- c) Storm sewer could be drained via an existing watercourse on the site (approximate location shown on attached Sketch #1), but Council would have to decide what actions should be taken relative to this watercourse.
- d) Water service could be provided to that portion of the site below EL. 400. Because of water pressure zoning problems, it is infeasible at this time to provide water service to that portion of the site above EL. 400.

Essentially, therefore, if developed under the existing zoning category (M3) the developer could utilize that portion of the site below EL. 400 (shown crosshatched in attached Sketch #1) without upgrading existing interim streets, without constructing unbuilt streets and without expanding the existing Municipal servicing system.

The development of that portion of the parcel above EL. 400 is dependent upon the provision of water. The Municipal Engineer is of the opinion that to serve this portion of the property with water would require an agreement between the Municipality and the Water District, a detailed study and a major expenditure of funds. Further, it is felt that this process cannot be efficiently and effectively undertaken until the entire area is opened and provided with an appropriate infrastructure of services. Consequently, at present the majority of the site is essentially undevelopable.

## 3.0 CONCLUSION:

The above examination of the servicing requirements for industrial use of the subject property does not produce evidence to alter the opinion (expressed in the rezoning report of January 21, 1974) that the parcel be included in the proposed housing site to the east. Indeed, the fact that the southern portion of the property can be developed for industrial use with relative ease, suggests that rezoning or acquisition should be effected without delay.

## 4.0 RECOMMENDATION:

For the above reasons, it is recommended that the recommendation of January 21 be endorsed by Council, i.e., that the proposal to rezone the subject property from its industrial category be approved in principle and that the Planning Department be authorized to pursue the subject of rezoning or acquisition with the owners and with the Provincial Government.

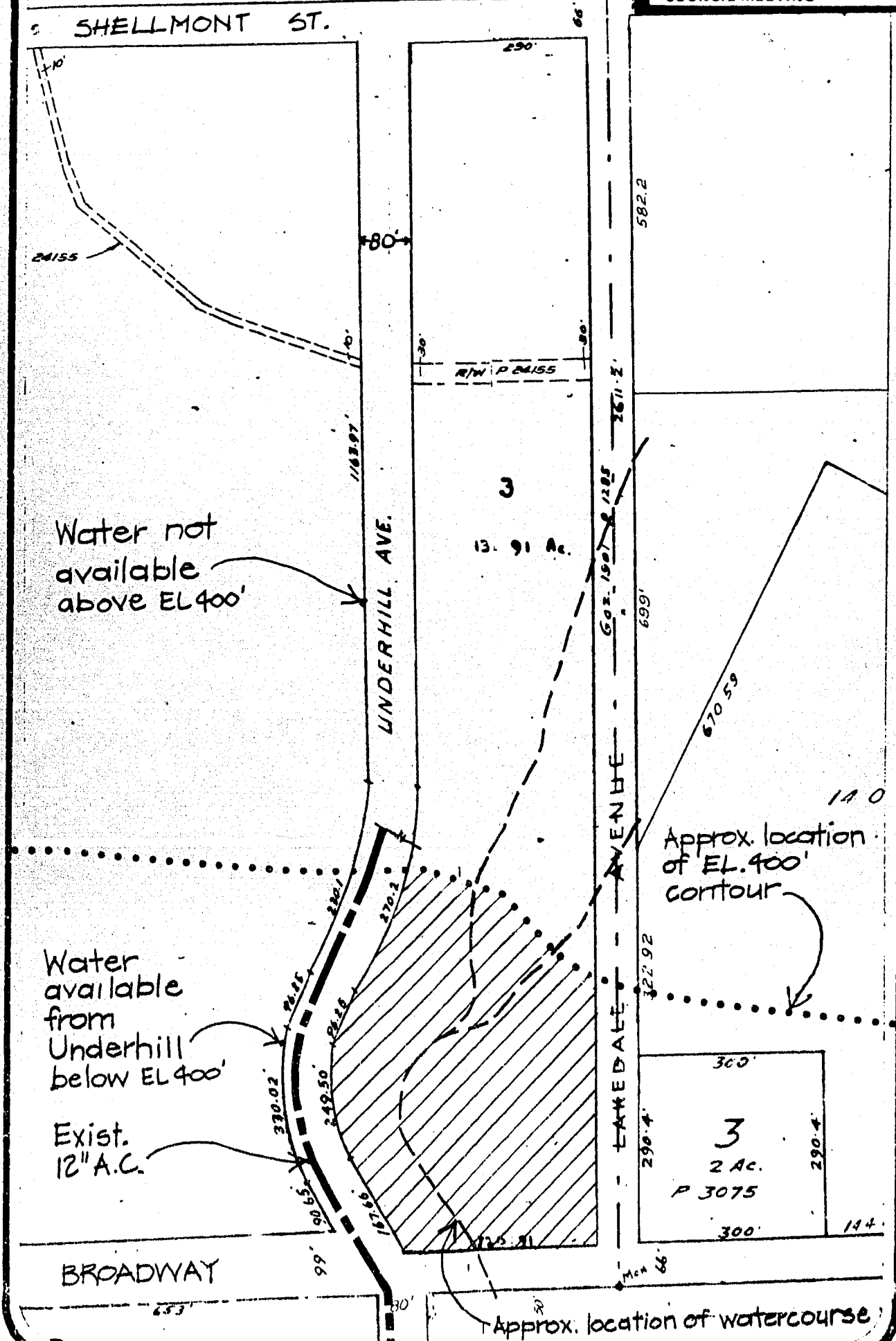
Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING.


54

  
T.B.B.:cm

ITEM 22  
 MANAGER'S REPORT NO. 9  
 COUNCIL MEETING Feb. 4/74



SCALE	1" = 200'
DRAWN	lbb
DATE	Jan. '74

 approx. area that can be serviced with water at this time



Sketch # 1  
 BURNABY PLANNING DEPARTMENT  
 Rezoning Ref. # 80/73

