

ITEM 12
MANAGER'S REPORT NO. 35
COUNCIL MEETING May 6/74

Re: Letter dated April 28, 1974 from Mr. M.I.J. Bhend
6643 East Broadway, Burnaby
D.L. 91, Lot 49, Plan 23989 (7619 Elwell Street)

Appearing on the Agenda for the May 6, 1974 meeting of Council is a letter from Mr. M.I.J. Bhend regarding his desire to have the subject property rezoned to permit development of an apartment complex (he has requested permission to appear as a delegation on this date). Following is a report from the Director of Planning on this matter.

The Director of Planning in his report suggests that Mr. Bhend be advised that he should consider development of the subject property in context with Council's final decisions on the proposal to raise densities in Low Density Residential Districts. It is not possible to realistically predict when Council will be in a position to deliberate on this matter; in all likelihood, it will not be until some time after summer.

RECOMMENDATION:

THAT the Director of Planning's recommendations be adopted.

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PLANNING DEPARTMENT
MAY 1, 1974

MR. M. J. SHELLEY,
MUNICIPAL MANAGER.

Dear Sir:

1.0 SUBJECT: D.L. 91, Lot 49, Plan 23989

7619 Elwell Street
(See Sketches # 1 & 2, attached).
Council will consider at its May 6, 1974 meeting a letter from Mr. M. I. J. Bhend concerning the rezoning of the subject property from Residential District Five (R5) to Multiple Family Residential District Three (RM3).

2.0 DISCUSSION:

The subject property, having an approximate area of 17,100 sq. ft. is located in the centre of an established single-and-two family residential district in the area northwest of Edmonds Street and Canada Way. The property is well outside of the areas designated for apartment development in the 1969 Apartment Study and no existing apartments are located in the immediate vicinity. The correspondent notes that to the south is an existing project under development unitizing the Comprehensive Development District (CD). While this is true, the CD project has been rezoned to specifically accommodate residences and personal care facilities for senior citizens, an upgrading of facilities already existing.

The correspondent makes reference to the advantages to be gained from the mixture of single-and-two family dwellings and smaller multiple family apartments. Council will recall that the 1966 and 1969 Apartment Studies were undertaken to assure that higher density development could be concomitantly provided with the range and intensity of services requisite to successful multiple family habitation. The development of necessary services such as schools, parks, commercial centres, etc., has consequently been organized over the past five years in reference to the land use configuration delineated in the Apartment Studies.

The correspondent has also suggested that the bylaw minimum lot width for RM3 development should be amended from 100' to 70'. It is felt that the quality of development historically approved for RM3 development would be proportionally lowered if such were to be undertaken.

The Planning Department cannot support the correspondent's request for rezoning on the following grounds:

- a) The property does not fall within those areas designated by Council for apartment development in the 1969 Apartment Study.
- b) Conditions in the subject area do not suggest that an apartment designation in the area is appropriate.
- c) Overall services and facilities in the area have not been prepared to accommodate higher density development at this location.
- d) Further consideration of this request for rezoning (that is essentially contrary to Municipal policy and plans to date) would establish a negative precedent relative to the location of apartments within the Municipality.


Subdivision of the subject property is not considered feasible under existing conditions because the most northerly lot created would not have either legal or physical access to a street right-of-way. Moreover, because of the configuration of streets and parcels in the immediate area and because all adjacent parcels are currently developed, it is not possible to construct a new street to provide the requisite access.

Council is aware of its direction to the Director of Planning to investigate the potential and methods of accommodating higher densities in the low density districts of the Municipality. It is suggested that the correspondent be advised to evaluate his prerogatives for development of the subject property in the context of the Director of Planning's recommendations and Council's final determination on this matter at a later date.

3.0 RECOMMENDATION:

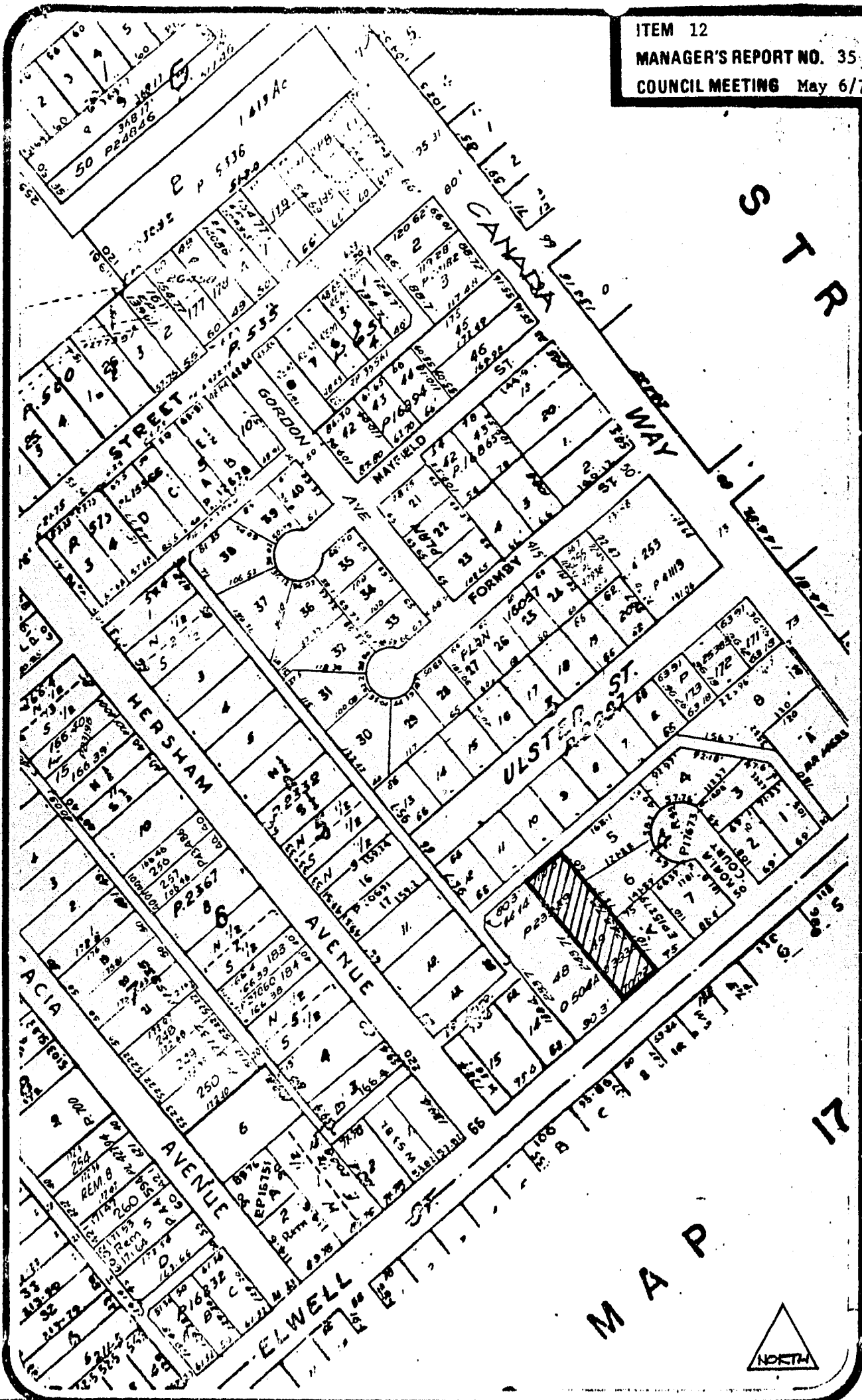
It is recommended that Council not further consider the correspondent's request for rezoning of the subject property from Residential District Five (R5) to Multiple Family Residential District Three (RM3). It is further recommended that the correspondent be advised that the Director of Planning is undertaking study of raising densities in the low density residential districts and that the correspondent should consider the development of the subject property in the context of Council's final decisions on this matter when available at a later date.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.


LBB:bp
Attach.

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M A P 17

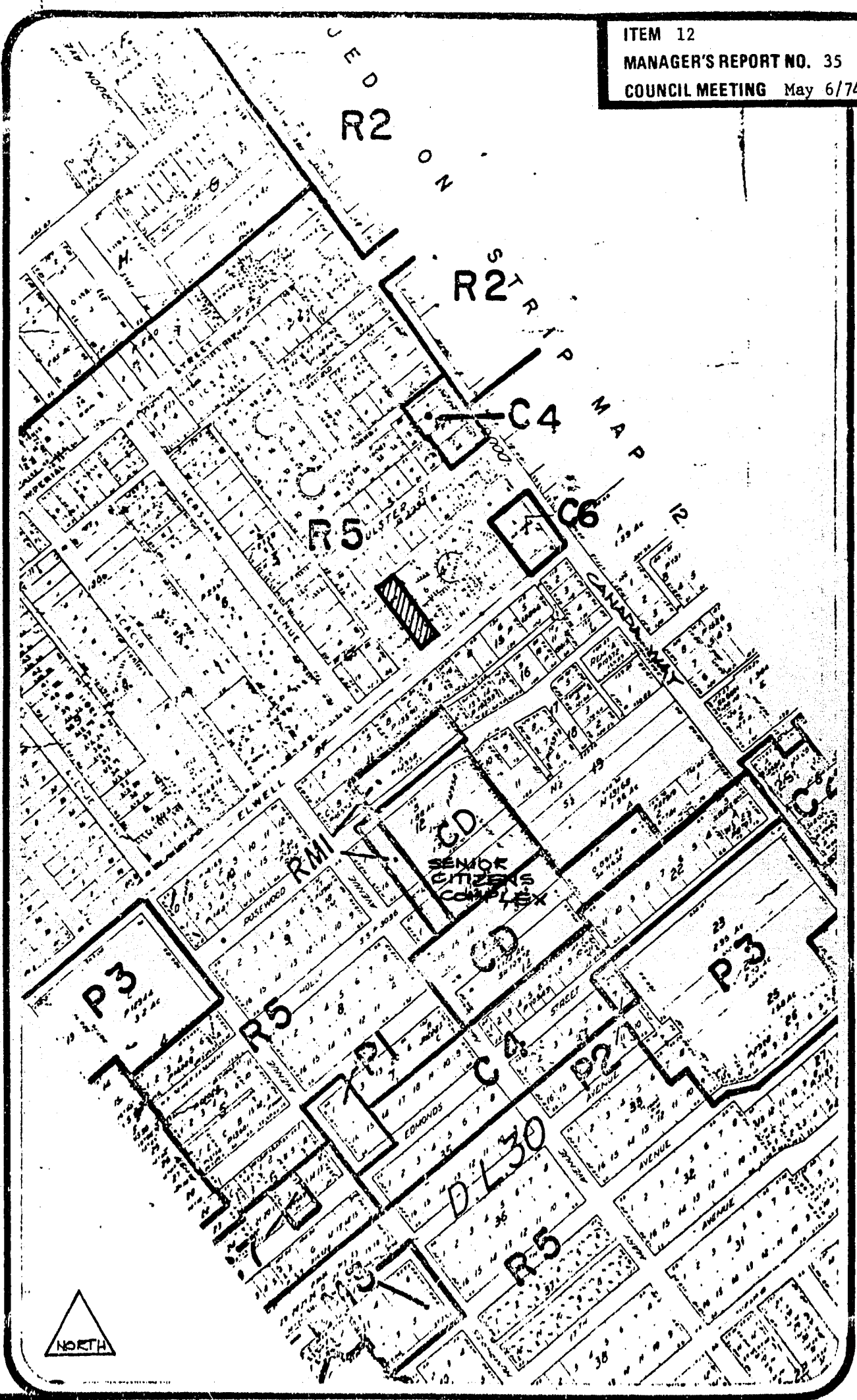


SCALE	1" = 200'
DRAWN	166
DATE	MAY '74



BURNABY PLANNING DEPARTMENT
 SKETCH # 1

ITEM 12
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SCALE	1"=400'
DRAWN	lbb
DATE	MAY, 74



BURNABY PLANNING DEPARTMENT
 SKETCH # 2 45