

ITEM 22
MANAGER'S REPORT NO. 35
COUNCIL MEETING May 12/75

Re: Letter dated May 7, 1975 from Mr. A.L. Andrews,
575 Richards Street, Vancouver
Rezoning Reference #48/70
North-east Corner of Lougheed Highway and Bainbridge Ave.

Appearing on the Agenda for the May 12, 1975 meeting of Council is a request from Mr. A.L. Andrews for permission to appear as a delegation for the purpose of discussing the proposed development of a site at the north-east corner of Lougheed Highway and Bainbridge Avenue. Following is a report from the Director of Planning on this matter.

RECOMMENDATION:

1. THAT Council refer the enquiry of Mr. A.L. Andrews to the Planning Department for reply and discussion within the context of the adopted Apartment Study Area "F" and other relevant Municipal planning criteria, including possible acquisition of the subject property under Section 42 of the National Housing Act.

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PLANNING DEPARTMENT
MAY 8, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: NORTH-EAST CORNER LOUGHEED HIGHWAY
AND BAINBRIDGE AVENUE, BURNABY, B.C..
REZONING REFERENCE #48/70

In a letter of May 7, 1975 addressed to the Mayor and Council, Mr. A. L. Andrews of Berkeley Homes states: "The plan for redevelopment (his proposal) conforms with existing zoning, however, planning department has informed prospective tenants as to their desire for rezoning this property for a use other than for commercial development". The Planning Department has been requested to reply to Mr. Andrew's letter. The Department has recently received an enquiry from a representative of a bank expressing the desire to establish a branch on the small existing C1-zoned site at the north-east corner of Lougheed Highway and Bainbridge. The Department has responded to a large number of similar general development inquiries concerning the subject site over the years since the establishment of the Apartment Study '69 - Area "F".

The Apartment Study '69 - Area "F" outlines the subject area for future low density multiple housing use. In September of 1970, due to a number of operational difficulties including reservations expressed by the Department of Highways, with regard to the development of the approximately 8.5 acre low density housing site, Council adopted the Planning Department recommendation that the development of the subject site was premature at that time.

At the present time, as a result of further study of the area, development, etc., the Planning Department is of the opinion that an appropriate housing development could proceed on the subject site in the near future and that a number of minor and major site difficulties can be resolved within the context of a rezoning proposal.

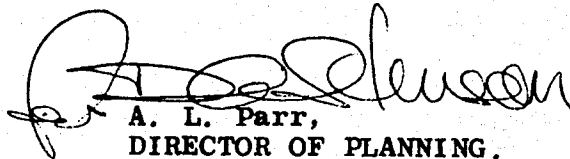
On April 7, 1975, a report on Municipal Land Development for Residential Housing outlined an appropriate subdivision pattern towards the development of the Camrose Park area west to Bainbridge (see attached sketch). The proposed low density multiple housing site at 10-12 units per acre is shown outlined on the north-east corner of Bainbridge and Lougheed. Council directed that staff proceed with an application to the Central Mortgage and Housing Corporation for assistance as provided under Section 42 of the National Housing Act for land acquisition within the boundaries of the Camrose Park Study which includes the outlined low density multiple housing site.

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The submitted inquiry concerns a 120 foot x 139 foot (16,680 sq.ft.± or 0.38 acres) portion of the proposed housing site at present zoned C1. The planning position is that, within the context of the development of the 8.5± acre housing site according to Apartment Area "F", the proposed construction of the Phillips/Bainbridge major collector street, road widening dedications required for the Bainbridge/Phillips collector street, and the creation of a suitably designed major traffic intersection at Bainbridge and Lougheed, there should be no small commercial retail outlet directly on this corner.

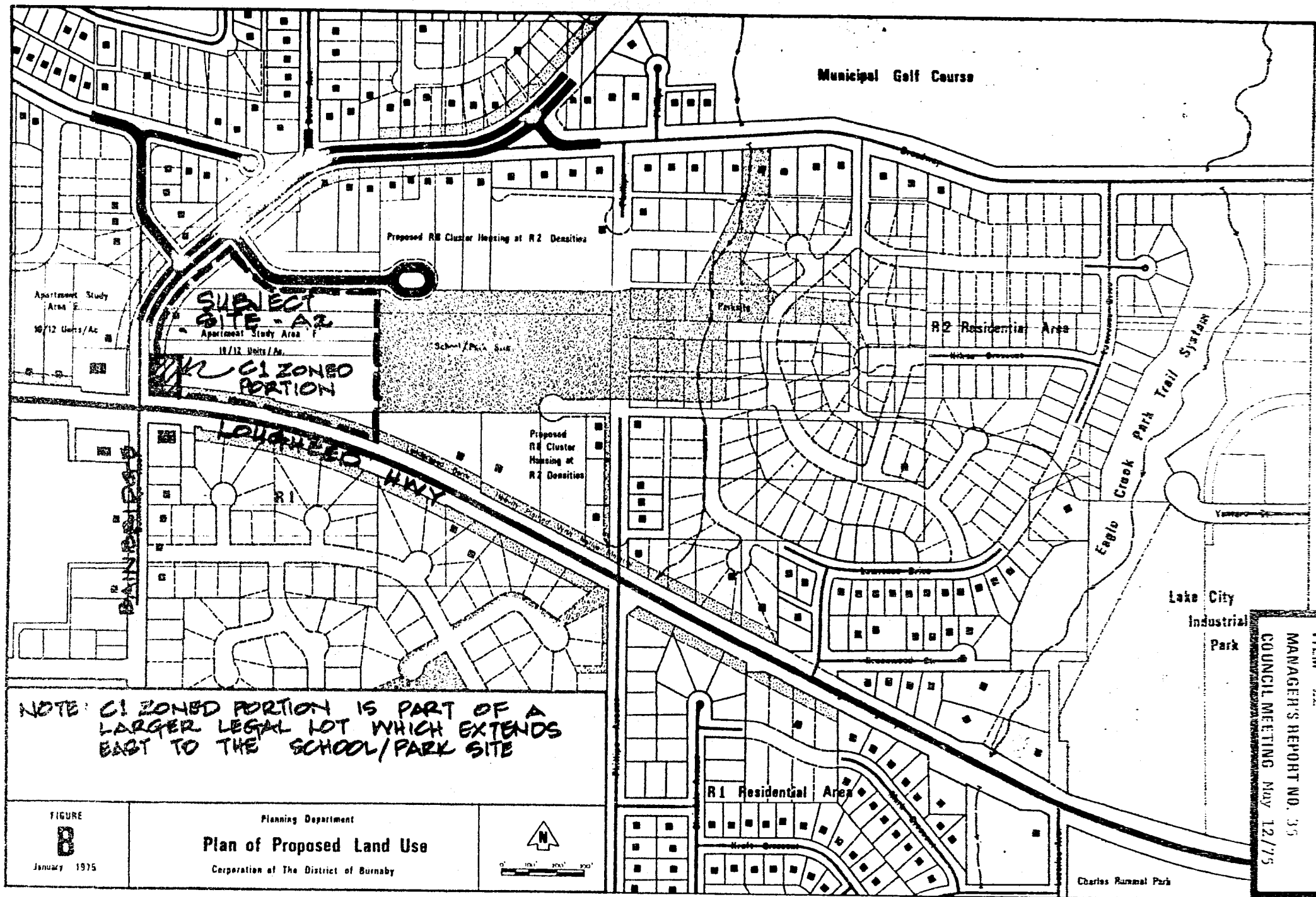
Recommendation

It is recommended that Council refer the enquiry of Mr. A. L. Andrews to the Planning Department for reply and discussion within the context of the adopted Apartment Study Area "F" and other relevant municipal planning criteria, including possible acquisition of the subject property under Section 42 of the National Housing Act.


A. L. Parr,
DIRECTOR OF PLANNING.

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Attach.



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FIGURE B
 January 1975
 Planning Department
 Corporation of The District of Burnaby