

ITEM 17
MANAGER'S REPORT NO. 7
COUNCIL MEETING Feb. 3/75

Re: Letter dated January 30, 1975 from Mr. Gordon MacKenzie
1770 Burrard Street, Vancouver
Rezoning Reference #28/74
Proposed Apartment Development
Erickson/Bartlett/ Cameron

Appearing on the Agenda for the February 3, 1975 meeting of Council is a letter from Mr. Gordon MacKenzie, Project Manager for Canadian Freehold Properties Limited, regarding Rezoning Reference #28/74.

RECOMMENDATION:

1. THAT Rezoning Reference #28/74 be now lifted from the table and that First and Second Readings of the Bylaw be given.

* * * * *

PLANNING DEPARTMENT
JANUARY 31, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #28/74
PROPOSED APARTMENT DEVELOPMENT
ERICKSON/BARTLETT/CAMERON

Appearing on the Council agenda for February 3, 1975 is a letter from Mr. Gordon MacKenzie, Project Manager for Canadian Freehold Properties Limited in connection with the subject apartment proposal.

Briefly recalling past action, Council on July 8 abandoned the By-law covering the subject rezoning, but this motion was rescinded on July 22 when Council determined to table the matter pending the outcome of the meetings which were at that time to be arranged with interested parties in an attempt to resolve the questions that had been discussed concerning Community Plan Area "G".

Since that date, the referenced meetings have been held, Council has given considerable time to deliberations concerning the resolution of traffic and land use problems, and a series of decisions have been made to overcome the perceived problems.

At the Council meeting of July 8, the Planning Department submitted a detailed report relating to a number of the topics that had been mentioned, including the school and park situation in the area. On December 4, Council authorized the closure of certain roads in the area to specified traffic through the area. Further, on November 12 and December 16 Council received information reports on the subject of the Public Library site in which

ITEM 17
MANAGER'S REPORT NO. 7
COUNCIL MEETING Feb. 3/75

- 2 -

the appropriateness of establishing the Library site within the precinct of the community/commercial town centre east of Erickson Drive and Reese Avenue was reaffirmed, and the Planning Department was authorized to pursue, in cooperation with the Library Board, the designation of one of the sites in this area.

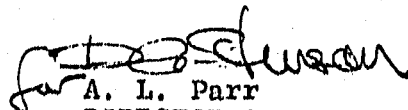
In these reports, the suitability of the site of RZ #28/74 for high-density multiple-family development was demonstrated, as it relates favorably to the general modulation of housing density for the area set out in Community Plan "G" and as its form of low ground coverage development will allow preservation of the important stand of existing evergreens at the west end of the site. Moreover the retention of the Cameron School site at its present location assures the retention of major open recreational space immediately adjacent to this site.

At the Council meeting of December 30, 1974, the applicant for Rezoning #28/74 requested that his rezoning proposal be brought forward for Council consideration. The rezoning proposal was not lifted from the table at that time and the Council discussion indicated that the proposal remain tabled until the effect of the various road closures in the area authorized by Council on December 4, 1974 was ascertained. On January 29, 1975 at a special meeting, Council gave Final Adoption to an amendment to the Street and Traffic By-law which called for the removal of two closure structures and the relocation of another, with the intent of eliminating the traffic problems that had been earlier perceived in the area.

In the light of the consideration this area has received from Council and the effect of the decisions which have been recently made to preserve the desirable residential environment for this area, it would now be appropriate to lift this rezoning application from the table and return the By-law for First and Second Readings.

Recommendation

It is recommended THAT Rezoning Reference #28/74 be now lifted from the table and that First and Second Readings of the By-law be given.


A. L. Parr
DIRECTOR OF PLANNING

DGS/KI:ea