

ITEM 13
MANAGER'S REPORT NO. 33
COUNCIL MEETING May 5/75

Re: Rezoning Reference #53/74
6450/72/78 Telford Street
Proposed 3-storey Condominium Apartment Development

Following is a report from the Director of Planning regarding Rezoning Reference #53/74 (detailed information on this matter is contained in the attachments).

RECOMMENDATIONS:

1. THAT a rezoning bylaw be prepared as outlined in the initial report to Council dated January 20, 1975; and
2. THAT the rezoning be advanced to a Public Hearing on June 17, 1975.

PLANNING DEPARTMENT
MAY 1, 1975


TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #53/74
6450/72/78 TELFORD STREET
PROPOSED 3-STOREY CONDOMINIUM APARTMENT DEVELOPMENT

BACKGROUND:

On January 20, 1975, Council received the Planning Department report regarding the subject rezoning application which was approved in principle and scheduled for a Public Hearing on February 18, 1975. The application was withdrawn before the Public Hearing as a result of the applicant's concern with the requisite conditions of rezoning. Subsequently, the applicant has requested that the subject application be rescheduled for the next Public Hearing and has stated that he is prepared to meet the prerequisite conditions as outlined in the initial report to Council.

RECOMMENDATION:

It is recommended that a rezoning bylaw be prepared as outlined in the initial report to Council and that the rezoning be advanced to a Public Hearing on June 17, 1975.


A. L. Parr,
DIRECTOR OF PLANNING.

APL
PDS:cm

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THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT
 REZONING REFERENCE #53/74
 JANUARY 20, 1975

Item #1

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Porte Realty Ltd.
 1678 West Broadway
 Vancouver, B.C.
- 1.2 Subject: Application for the rezoning of:
 D.L. 153, Blks. 42 & 43, Lots 1 S.1/2, 2, 3,
 and 4, Plan 1566
 From: Special Industrial (M4) and Residential
 (R5) Districts
 To: Multiple Family Residential District (RM3)
- 1.3 Address: 6450/72/78 Telford Avenue
- 1.4 Location: The subject property is located on the south-
 eastern corner of Telford Avenue and Beresford
 Street (see attached sketches 1 and 2).
- 1.5 Size: The subject property has a 231' frontage on
 Telford Avenue with a 133' frontage on Beresford
 Street and a total area of approximately
 30,700 sq. ft.
- 1.6 Services: All required services are available and adequate
 for the proposed use subject to conditions
 outlined in the report.
- 1.7 Applicant's
 Intentions: The applicant proposes to construct a 3-storey
 condominium apartment development.

2.0 SITE OBSERVATIONS:

The subject properties are presently occupied by two modest, wood frame homes approximately 45 years old, and an auto repair shop at the rear of one of the homes. The general area is comprised of medium density apartment development just south of the Simpson Sears shopping area. To the west of the site is a warehouse facility (Western Commodities) and two older homes in fair condition. To the south is an older two-storey apartment building and to the east are numerous recent two and three-storey apartment developments. The B.C. Hydro right-of-way is located to the north of the property with warehouse and freight yard facilities of Kelly Douglas and Simpson Sears found on the other side of the right-of-way.

3.0 GENERAL OBSERVATIONS:

The subject properties are located within Area "M" (Maywood) of the 1969 Apartment Study which designates the area as being suitable for Medium Density Apartment development. The nature of this development has been determined by a number of conditions associated with this area in general. The close proximity to an existing and potential major commercial facility, the nearness to park facilities, the adequacy of existing school facilities, and the availability of existing and proposed transportation routes enable the subject proposal to be accommodated appropriately.

At the present time there is much discussion of proposed rapid transit development along the B.C. Hydro Right-of-Way which will eventually link the Burnaby Metro Centre with Downtown Vancouver. Pedestrian as well as vehicular access will therefore have a strong influence on the proposed development. In this regard, the subject development should reflect the future plans for the eventual widening of Beresford Street as a major ancillary access route to rapid transit, as well as the commercial facilities to the north of the subject site. As the general area experiences redevelopment, similar properties fronting Beresford will require appropriate road dedication. The proposed development should also reflect the aesthetic requirements associated with the existing industrial nature of the area directly to the north and the future development of a rapid transit network. This condition will therefore require an appropriate buffering element included in the development design.

Sanitary sewer facilities in the area are presently reaching their maximum capacity and will require upgrading. New sewer facility construction is not an immediate concern but does, however, require serious consideration and action in the near future. In this respect, a sewer improvement district will need to be established in this area whereby all existing and proposed apartment development will be required to contribute to the necessary capital improvements.

The Parks Acquisition Levy is another item that must be considered in this development. The subject properties fall within a Study Area which has designated a number of properties for eventual neighbourhood park development. Funds available for further land acquisition are however, deficient at the present time. In this respect, the applicant should be required to assist in the acquisition of the necessary neighbourhood park space. All other rezonings in the area will be required to participate in this program.

The subject development will not create a situation where any adjacent properties will be "locked-in", since the property directly to the south is the site of an existing apartment development.

The applicant proposes the construction of a condominium development; accordingly, the developer should be required to comply with the standards set forth in the Guidelines for Residential Condominiums and Conversions.

4.0 RECOMMENDATIONS:

It is recommended that Council receive the report of the Planning Department and request that a rezoning bylaw be prepared as outlined and that the rezoning be advanced to a Public Hearing on February 18, 1975. It is further recommended that the following be established as prerequisites to the rezoning:

- 4.1 Consolidation by the applicant of the subject properties into one legal lot.
- 4.2 The submission of a suitable plan of development reflecting the conditions outlined above, and the fulfillment of the standards set forth in the Guidelines for Residential Condominiums and Conversions.

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January 20, 1975

- 4.3 The dedication of 33' fronting Beresford Street for future road widening.
- 4.4 The submission of an undertaking to remove all existing improvements on the site within six months of the rezoning being effected, but in any event not prior to Third Reading of the By-law.
- 4.5 The deposit of sufficient monies to cover the costs of ornamental street lighting and boulevard tree planting along the Telford frontage of the property.
- 4.6 The deposit of the Parks Acquisition Levy which specifies the amount of \$980 per unit for a 3-storey apartment development.

PDS:cm

Attach.

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PORTE REALTY LTD.

1678 WEST BROADWAY,
VANCOUVER, B.C.
V6J 1X6
TELEPHONE 732-7651

November 22, 1974.

The Corporation of the District
of Burnaby,
Municipal Hall,
4949 Canada Way,
BURNABY, B.C.
V5G 1M2

ATTN: Planning Department.

Dear Sirs:

RE: 6450, 6472 & 6478 Telford Avenue,
Burnaby, B.C.

We request rezoning of the above mentioned property,
and accordingly, enclosed please find the following:

1. Application fee in the amount of \$31.00
2. Completed Authorization forms appointing Porte Realty Ltd.
as Agents for the Owners
3. Application for Rezoning Forms.

The following are specifics of the property:

Legal Description:

6450 Telford Avenue:

Lot 1, S. ½ & Lot 2, Blk. 42
& 43, D.L. 151 & 153, Plan
1566

6472 Telford Avenue:

Lot 3, Blk 42 & 43, D.L. 151
& 153, Plan 1566

6478 Telford Avenue:

Lot 4, Blk. 42 & 43, D.L. 151
& 153, Plan 1566

... continued ...

R.2 #53/74

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PORTE REALTY LTD.
 The Corporation of the District
 of Burnaby,
 November 22, 1974.
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Property Sizes:	<u>6450 Telford Avenue:</u> 99' x 132.94' <u>6472 Telford Avenue:</u> 66' x 132.94' <u>6478 Telford Avenue:</u> 66' x 132.94'
Total Property Sizes:	231' x 132.94'
Total Property Area:	30,709.14 sq. ft.
Suggested Zoning:	RM-3 (Multi-Family Residential)
Location:	South East corner of Telford Avenue and Beresford, Burnaby, B.C. Directly South of Simpson-Sears.

The purpose of rezoning is to change the present use to RM-3 for the construction of a three storey plus full basement condominium apartment building.

The proposed rezoning is in line with development outlined in the Community Plan for this specific area.

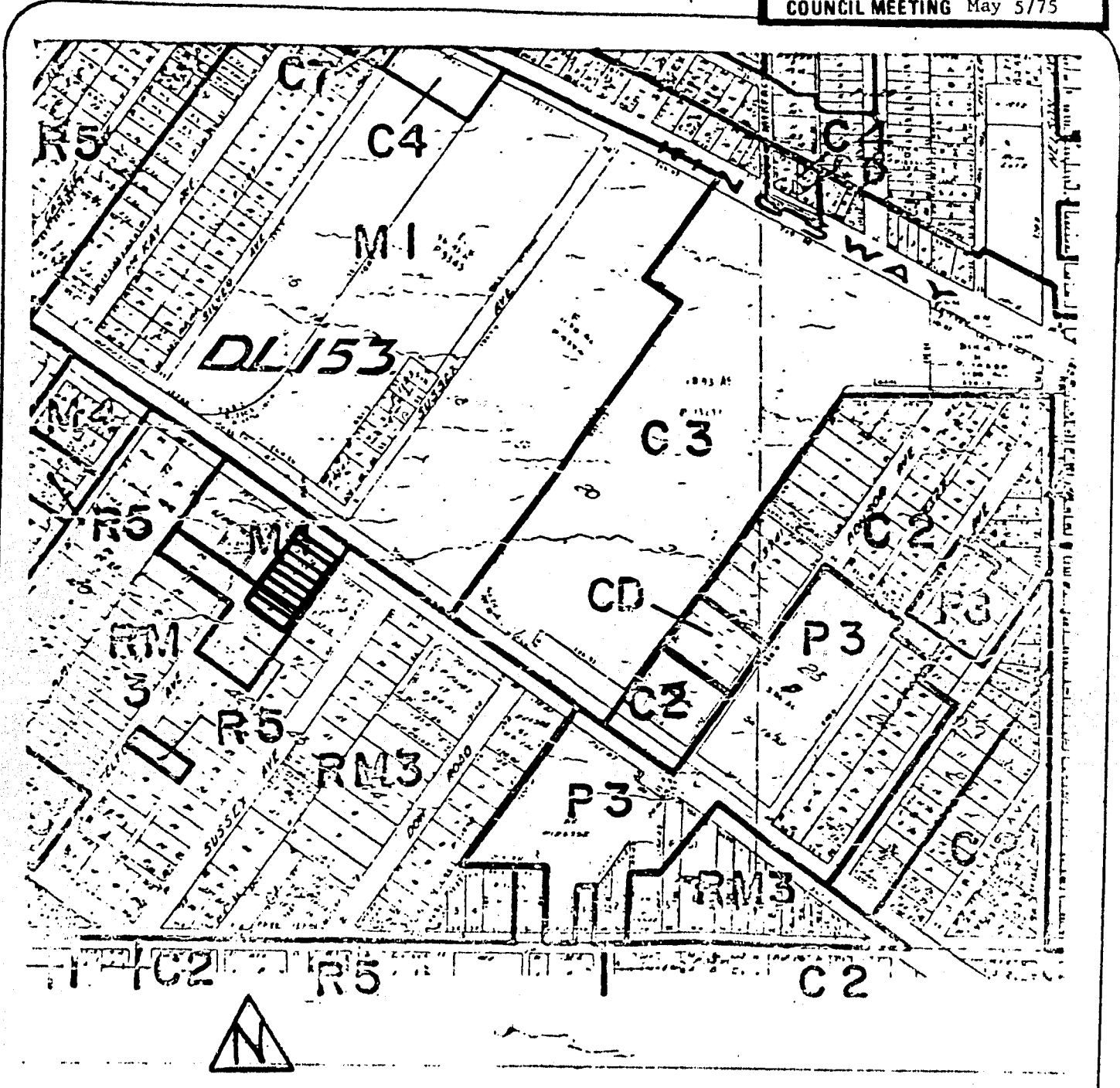
We shall look forward to your recommendation for rezoning.

Sincerely Yours,
 PORTE REALTY LTD.


 Hershey Porte.

HP:lm
 Encl.


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Date
JAN 75

Scale
1:400

Drawn By
PDS

Burnaby Planning Department 

RZ # 53/74

Sketch # 1