

Re: REZONING REFERENCE #5/76
1551 PHILLIPS AVENUE
D.L. 135 EXCEPT PLANS 3234 AND 4484

ITEM	9
MANAGER'S REPORT NO.	42
COUNCIL MEETING	June 21/76

Following is a report from the Director of Planning regarding Rezoning Reference #5/76.

RECOMMENDATIONS:

1. THAT Council approve the deletion of Site 11 of Community Plan Area "E" from the subject rezoning by-law on the understanding that a new rezoning by-law will be immediately initiated by the applicant for Site 11; and
2. THAT Council adopt the plan of development prepared for Site 11 by the applicant as the Community Plan for Site 11.

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PLANNING DEPARTMENT
JUNE 17, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: REZONING REFERENCE #5/76
1551 PHILLIPS AVENUE
D.L. 135 EXCEPT PLANS 3234 and 4484

Council, on April 26, 1976, gave First and Second Reading to a rezoning bylaw amending the zoning of the subject property (Sketch 1 attached) from Residential District (R4) to Comprehensive Development District (CD).

The rezoning bylaw as prepared for the subject property included Sites 5 and 11 of the adopted Community Plan Area "E" as revised in March 1976 (Sketch 2 attached). Site 5 was designated in the Community Plan as being suitable for Low Density Comprehensive Development Housing at 10/12 units per acre. Site 11 was designated as being suitable for RM4 Guideline Comprehensive Development Housing at 80 units per acre. The applicant has submitted a virtually complete suitable plan of development for both sites. However, as the applicant does not intend to commence construction on Site 11 for at least one to two years, he wishes to delete it from the subject rezoning bylaw and to immediately initiate a new rezoning bylaw involving Site 11, which would remain at Three Readings until the developer is ready to begin construction, at which time the park levy would be paid and the bylaw given Final Adoption. No change in the plans of development for either site as presented to Public Hearing on April 21, 1976 would result from this division of the project into two separate rezoning bylaws. In this manner the timing of the payment of the Parkland Acquisition Levy applicable to the rezoning of Site 11 would relate more closely to the timing of development of Site 11.

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In order to further Council's control over the quality of development to occur on Site 11, it is appropriate that the plan of development prepared for Site 11 and submitted to Public Hearing on April 21, 1976 be adopted by Council as the Community Plan for Site 11.

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RECOMMENDATION:

It is recommended:

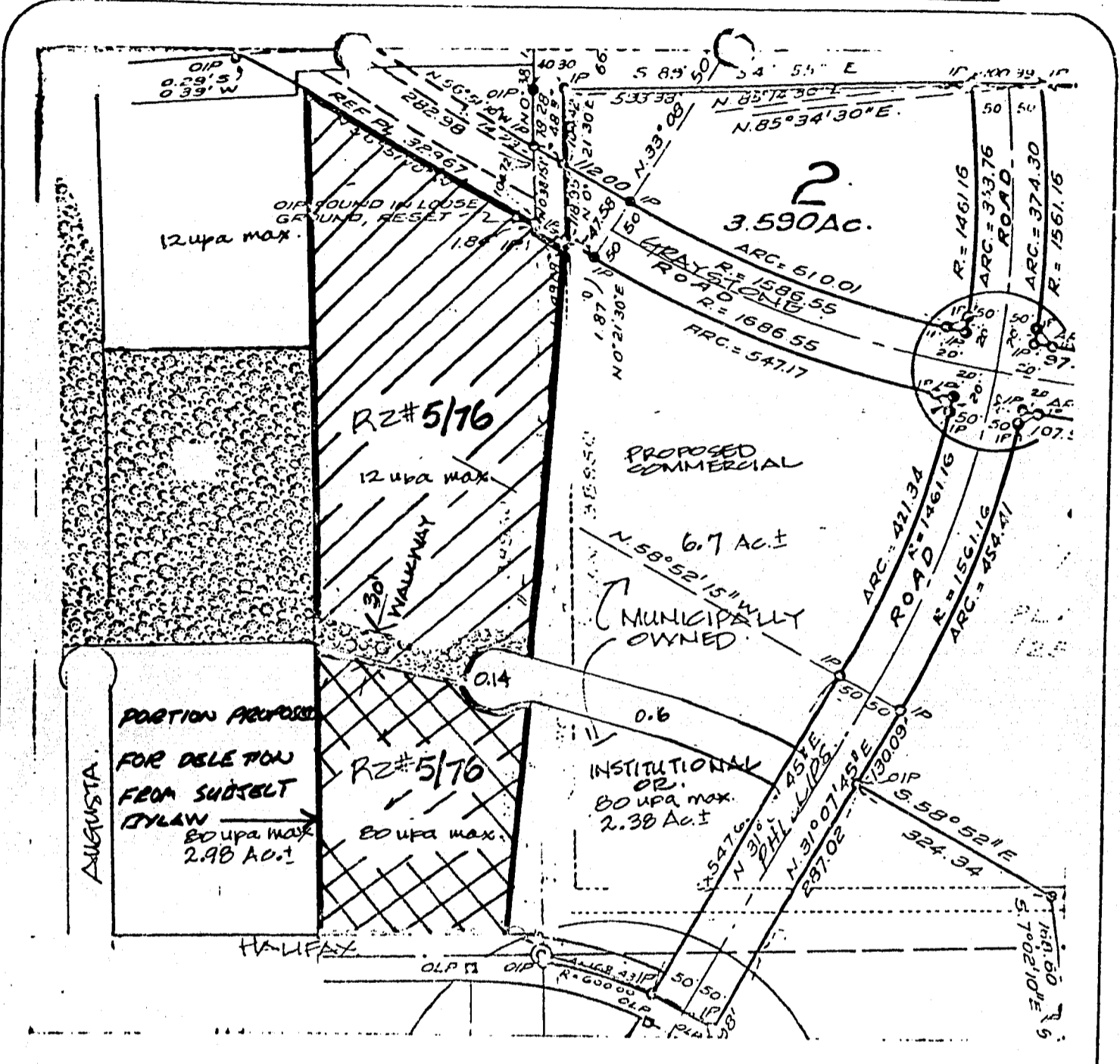
1. THAT Council approve the delation of Site 11 of Community Plan Area "E" from the subject rezoning bylaw on the understanding that a new rezoning bylaw will be immediately initiated by the applicant for Site 11.
2. THAT Council adopt the plan of development prepared for Site 11 by the applicant as the Community Plan for Site 11.


A. L. Parr
DIRECTOR OF PLANNING

CBR:cw
Atts.

cc: Municipal Clerk

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Date	D.L. 135, 411, 411-7.687 ac. Burnaby Planning Department
Area/75.	
Scale	1" = 200'
Drawn By	RZ#5/76
PROPOSED CONDOMINIUM TOWNHOUSE & APARTMENT DEVELOPMENT.	
NORTH ↑ SKETCH # 1 345	

1-7 Proposed Low Density Comprehensive Development

UNIT DENSITY: 10/12 UNITS PER ACRE

8 Proposed Church Site

SITE AREA: 2.0 ACRES (APPROX)

9 Proposed Medium Density Comprehensive Dev.

SITE AREA: 6.5 ACRES (APPROX.)
UNIT DENSITY: 50 UNITS PER ACRE
TOTAL UNITS: 325 (APPROX.)

10-11 Proposed RM4 Guideline Comprehensive Dev.

UNIT DENSITY: 80 UNITS PER ACRE

12 Municipal Development Site

13 Proposed Commercial Development

14 Park

Pedestrian System

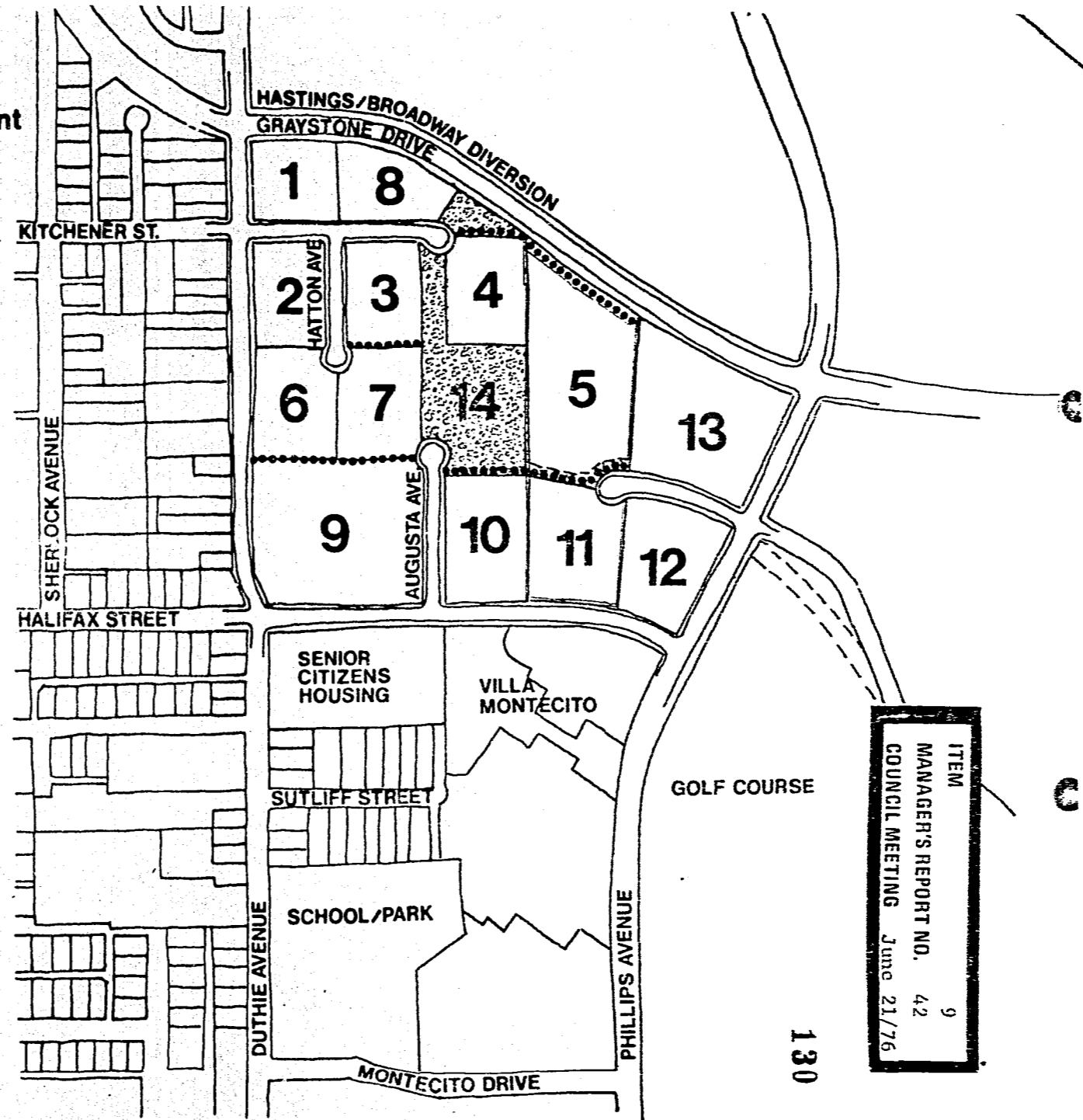
Scale 0 400'



Community Plan - Area 'e'

PROPOSED SUBDIVISION (revised March 1976)

SKETCH 2



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