

ITEM	12
MANAGER'S REPORT NO.	37
COUNCIL MEETING	May 31/76

Re: LETTER DATED MAY 20, 1976 FROM BLOCK BROS. LTD.  
6550 EAST HASTINGS, BURNABY / LOT 1, S.D. "A", BLOCK 12, D.L. 85, PLAN 7571  
5092 CANADA WAY (GRAHAM)

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Appearing on the agenda for the May 31, 1976 meeting of Council is a letter from Mr. James Cowe, Sales Representative for Block Bros. Ltd., regarding the subject property. Following is a report from the Director of Planning on this matter.

RECOMMENDATIONS:

1. THAT Council reconfirm the adopted area plan objectives as outlined in the Director of Planning's report; and
2. THAT Council not give favourable consideration to the request as outlined in the correspondence from Mr. Cowe; and
3. THAT a copy of this report be sent to Mr. Cowe.

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PLANNING DEPARTMENT  
MAY 27, 1976

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
RE: 5092 CANADA WAY  
LOT 1, S.D. "A", BLOCK 12, D.L. 85, PLAN 7571

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1.0 INTRODUCTION

Appearing on the Council agenda is a letter from a Mr. James Cowe acting on behalf of Mr. & Mrs. Graham, who wish to sell the residentially zoned (R4) portion of the subject site for single family residential development.

2.0 GENERAL DISCUSSION

The subject site fronts both Canada Way and Claude Avenue and is split zoned between Community Commercial District (C2), comprising the southern one-third of the site and Residential District Four (R4), comprising the northern two-thirds (see attached sketch #1). At the present time, an older single family home in poor condition occupies the C2 zoned portion of the site while the remainder of the site is vacant.

The subject site is located within an area designated for group housing development based on the R8 zoning category, as outlined in the Canada Way/Burris Street/Trans Canada Highway/Sperling-Freeway Interchange Area Plan. This plan essentially provides for the consolidation of the area into a distinguishable residential enclave, accommodating a variety of low density residential units while resolving existing traffic difficulties and preserving, wherever possible,

the positive natural assets in the area. More specifically, the subject site is located within one of four proposed group housing sites and will comprise an area of approximately 4.3 acres to accommodate up to 43 detached single family units at 10 units per acre (see attached sketch #2). The successful implementation of this specific group housing scheme will involve the assembly of a number of properties (including the subject property) in order to create a viable site configuration. Rezoning to the appropriate zoning designation (R8) will also be necessary, subject to the presentation of a suitable plan of development that reflects the most desirable design solution for a group housing proposal.

Mr. & Mrs. Graham's proposal to sell the R4 portion of the subject site to provide for single family residential development under a standard R4 subdivision is clearly contradictory to the recognized development objectives for the immediate area. The subdivision of the subject property as suggested by Mr. Cowe and the introduction of a new single family unit would result in a considerable capital expenditure that would ultimately have to be absorbed by a prospective developer in an attempt to assemble an appropriate group housing site. As a result, this proposal would impede the implementation of the Area Plan objectives adopted by Council. Moreover, the suggested subdivision of this site would not be acceptable to the Approving Officer, as it would be unsuited to the use which is intended.

While it is difficult to forecast the scheduling of prospective development initiated in the private sector, significant development interest of this nature has recently been expressed such that a proposal could be forthcoming at any time. The existing residence situated on the site has the opportunity of generating an income in the interim until such time as an acceptable redevelopment proposal is initiated. At such time as a development proposal for this site (Site 2) is initiated, the owners of Lot 1 would be involved in the sense that the developer would require the authorization of all property owners within the site to act on their behalf, either on the basis of participation in a joint development or conditional agreements for sale leading to an appropriate land assembly.

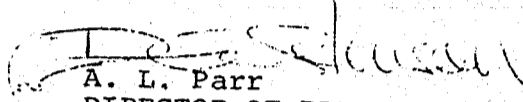
### 3.0 CONCLUSION

In summary, the Planning Department advises that the subject request cannot be supported since it is contrary to the adopted development objectives outlined in the Area Plan for the immediate area and would interfere with the implementation of suitable redevelopment. It is therefore appropriate for Council to reconfirm the adopted objectives outlined in the Area Plan and not favourably consider the subject request. Should Mr. & Mrs. Graham wish to dispose of the property, it should be on the basis of current zoning and subdivision pattern, with the knowledge of the future redevelopment potential as set out in the adopted Area Plan. Alternatively, they may wish to consider maintaining the property in its present situation, with the intent of participation in a future redevelopment or sale at that time.

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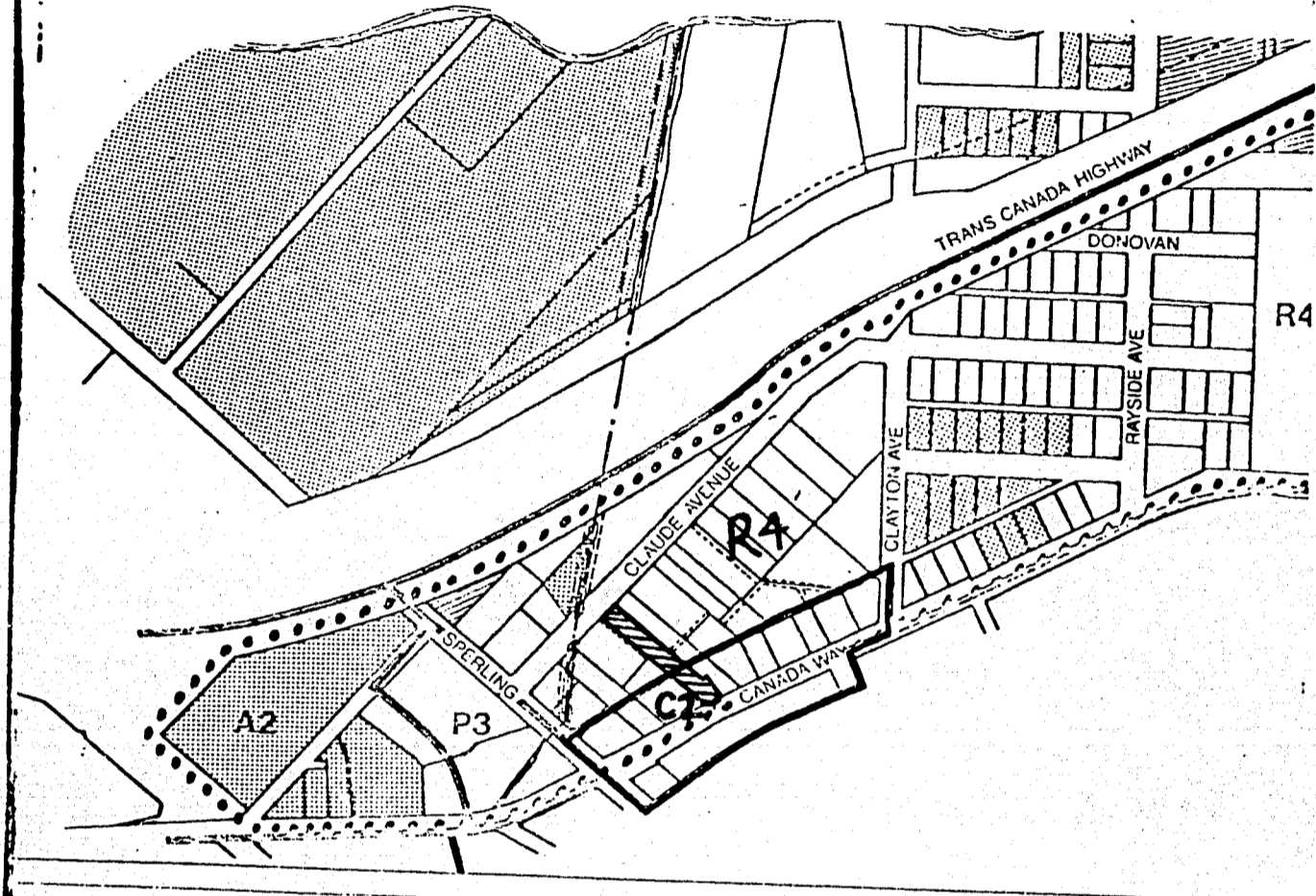
4.0 RECOMMENDATION

It is recommended THAT Council reconfirm the adopted Area Plan objectives and not give favourable consideration of the subject request and THAT a copy of this report be directed to Mr. & Mrs. Graham, 2161 East Broadway, Vancouver.

  
A. L. Parr  
DIRECTOR OF PLANNING

PDS:cw  
Att.

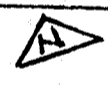
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Date  
MAY/76

Scale

Drawn By



Burnaby Planning Department

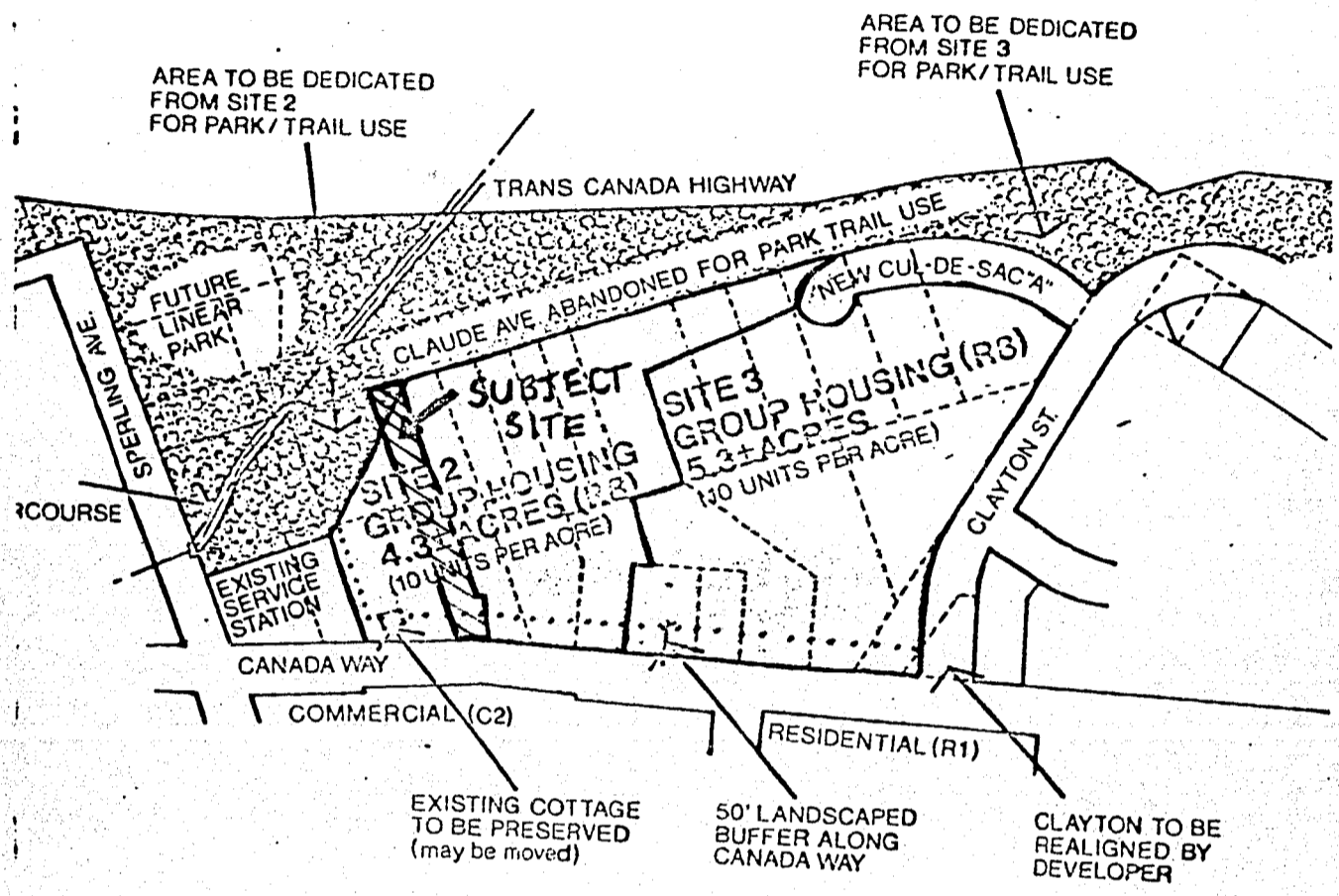


EXISTING ZONING

Sketch#1

Appendix II Sketch B Sites 2 & 3

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AREA PLAN - SITE CONFIGURATION

Sketch #2