

Re: LETTER FROM E. S. HENRICKSEN  
1455 QUEENS AVENUE, WEST VANCOUVER  
REZONING REFERENCE #34/75

ITEM	5
MANAGER'S REPORT NO.	62
COUNCIL MEETING	Oct. 4/76

Following is a report from the Director of Planning regarding a request to Council from E. S. Henricksen for an extension of a deadline for compliance with conditions relative to Rezoning Reference #34/75.

RECOMMENDATION:

1. THAT Council extend the deadline for complying with the five conditions of the subject rezoning for a further one year to end on October 1, 1977; and
2. THAT E. S. Henricksen be advised accordingly.

\* \* \* \* \*

PLANNING DEPARTMENT  
SEPTEMBER 30, 1976

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
RE: REZONING REFERENCE #34/75  
3908 & 3934 NORLAND AVENUE (see attached sketch)

1.0 INTRODUCTION:

Appearing on the Council Agenda is a letter from a Mr. E. S. Henrickson representing the above referenced rezoning application who has requested that Council extend the deadline for complying with the conditions of rezoning for one further year.

2.0 BACKGROUND:

On July 9, 1973 Council gave Final Adoption to a two storey office building under Rezoning Reference #9/72 for which construction of the building did not proceed. On September 22, 1975 Council gave favourable consideration to amend the approved CD plan from a two storey office building to a redesigned two and one-half storey rental office building with underground parking. Two Readings of the Bylaw Amendment were given on October 27, 1975 at which time five prerequisites were outlined for the applicant to satisfy in full prior to rezoning completion.

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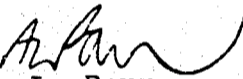
### 3.0 GENERAL COMMENTS:

Council has adopted a policy of abandoning proposed amendments to the Zoning Bylaw covering rezonings when the prerequisites are not completed within one year from the date of the First Reading of the Bylaw unless the applicant can demonstrate why this action should not be taken. Consequently, a year has elapsed since First Reading of this Zoning Bylaw Amendment, whereas the applicant has stated that the existing Anti Inflation Program, labour problems and a general oversupply of office space in the Lower Mainland area have precluded the completion of the five conditions of rezoning at this time.

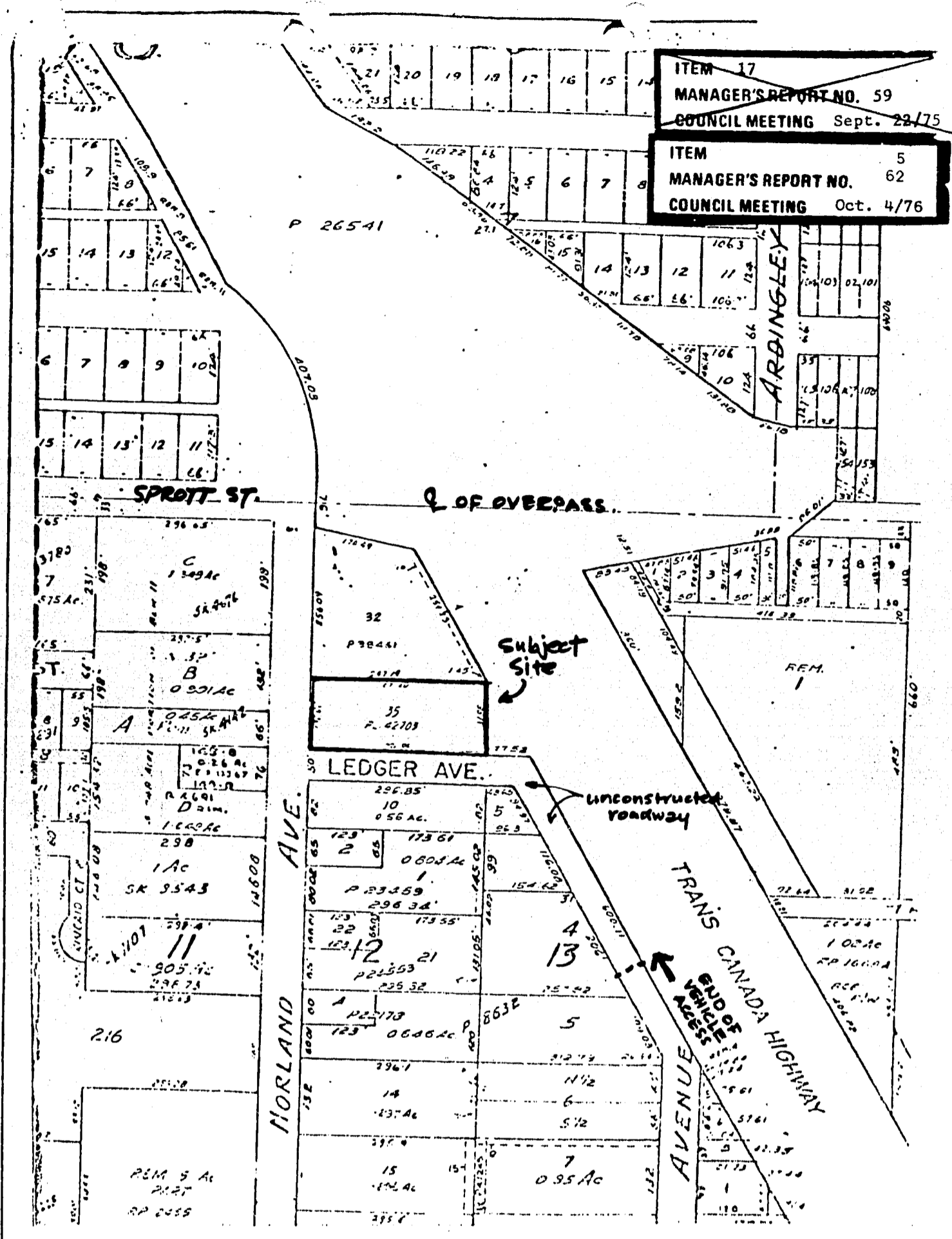
The Planning Department advises that the applicant's reasons for non-compliance with the conditions of rezoning appear to be valid and therefore warrant the further one year extension as requested.

### 4.0 RECOMMENDATION:

It is recommended THAT Council receive the report of the Planning Department and extend the deadline for complying with the five conditions of the subject rezoning for a further one year to end on October 1, 1977.

  
A. L. Parr  
DIRECTOR OF PLANNING

PDS:cw  
Attach.



ITEM 17  
 MANAGER'S REPORT NO. 59  
 COUNCIL MEETING Sept. 22/75

ITEM 5  
 MANAGER'S REPORT NO. 62  
 COUNCIL MEETING Oct. 4/76

Date  
 SEPT 1975

Scale  
 1" = 200'

Drawn By

Burnaby Planning Department

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ZONING REFERENCE #34/75