

ITEM	1
MANAGER'S REPORT NO.	55
COUNCIL MEETING	1979 08 20

RE: REZONING REFERENCE #22/77
 PROPOSED APARTMENT DEVELOPMENT
 9784/9848 LOUGHEED AND 9686 GOVERNMENT STREET

On 1979 August 13, Council tabled "Burnaby Zoning By-Law 1965, Amendment By-Law No. 11, 1979" which was on the agenda for reconsideration and final adoption. The tabling motion was passed subject to an understanding that a further report would be submitted on the excavation of the site, removal of trees and the total number of units that are to be constructed. This information is contained in the following report from the Director of Planning.

This matter is being referred to Council at this time in response to an urgent request from the developers who claim that a longer delay would cause substantial financial losses, and in accordance with Section 161 of the Municipal Act which permits this matter to be brought forward at a special meeting of Council.

RECOMMENDATION:

1. THAT "Burnaby Zoning By-Law 1965, Amendment By-Law No. 11, 1979" be brought forward for reconsideration and final adoption.

* * * * *

TO: MUNICIPAL MANAGER 1979 AUGUST 14
 FROM: DIRECTOR OF PLANNING
 SUBJECT: REZONING REFERENCE #22/77
 PROPOSED APARTMENT DEVELOPMENT
 9784/9848 LOUGHEED AND 9686 GOVERNMENT STREET

RECOMMENDATION

1. THAT "Burnaby Zoning By-law 1965, Amendment By-law No. 11, 1979" be brought forward for reconsideration and Final Adoption.

REPORT

Council, at the meeting of 1979 August 13 tabled reconsideration and Final Adoption of the By-law associated with the subject rezoning pending submission of a report on excavating, tree removal and the number of units to be constructed on the site. The following comments are provided for the information of Council.

EXCAVATION

Excavation on the site has taken place without required permits. The Building Department took appropriate steps to stop this work. It is the understanding of staff that excavation ceased on the site until 1979 August 14 when excavation recommenced. On 1979 August 14 a Suspension of Work Card was placed on the site.

TREE REMOVAL

Trees have been removed from the site as necessary to accommodate road and building construction. Permission to clear was granted in conjunction with the issuance of Demolition Permits. Some trees were flagged for retention if possible by the landscape architect. Upon clearing of the site these trees were found to be located within the future building area and were therefore removed. It is noted that these trees were not designated for retention on the CD plan.

NUMBER OF UNITS

The number of units in this development was reduced by ten from two hundred and eighty one (281) to two hundred and seventy one (271) after the Public Hearing as a result of concerns arising out of the Public Hearing. This reduction of units was inadvertently not reflected in the levies applicable to the development. The Parkland Acquisition Levy should be modified from \$316,125.00 to \$1,125.00 x 271= \$304, 875.00 and the Lougheed Highway pedestrian underpass levy should be modified from \$14,050.00 to \$50.00 x 271= \$13,550.00. The appropriate refunds will be made.

CBR/ds
 Chief Building Inspector
 Municipal Treasurer

A. L. Parr
 DIRECTOR OF PLANNING