

ITEM 5  
MANAGER'S REPORT NO. 71  
COUNCIL MEETING 1979 10 22

RE: LETTER FROM UNITED PROPERTIES LIMITED WHICH APPEARED ON THE AGENDA  
FOR THE 1979 OCTOBER 15 MEETING OF COUNCIL (ITEM 6i)  
DEVELOPMENT SITE AT GOVERNMENT AND HALSTON  
COMMUNITY PLANS FIVE AND TEN

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Appearing on last week's agenda was a request from Mr. Victor D. Setton, President of United Properties Limited, for approval to develop a townhouse project which would have a higher density than that which is required by the adopted community plan for the area. Following is a report from the Director of Planning on this matter.

RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted with the understanding that a copy of this report will be sent to United Properties Limited.

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TO: MUNICIPAL MANAGER PLANNING DEPARTMENT  
1979 October 15  
FROM: DIRECTOR OF PLANNING Our File: 15.148  
SUBJECT: CORRESPONDENCE FROM  
UNITED PROPERTIES LIMITED DATED 79 10 10  
COMMUNITY PLANS FIVE AND TEN  
DEVELOPMENT SITE: GOVERNMENT AND HALSTON

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RECOMMENDATION:

1. THAT United Properties Limited be advised that any proposed development of the subject site must conform to the adopted Community Plans Five and Ten - Area "H", and the maximum outlined unit density.

REPORT

Appearing on the Council Agenda of 1979 October 15 was an item of correspondence from Mr. Victor D. Setton of United Properties Limited. United Properties is requesting that consideration be given to developing the site outlined on the attached adopted Community Plan at a density of fifteen (15) units per acre.

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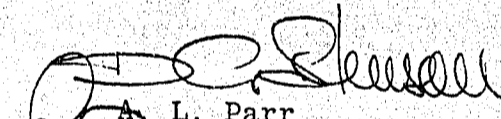
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PLANNING DEPARTMENT  
UNITED PROPERTIES LIMITED  
GOVERNMENT AND HALSTON SITE  
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The guideline of a maximum unit density of 12 units per acre is one that has been adhered to by all recent townhouse developments including such projects as Village del Ponte (R.Z.#17/75), Wiltshire Village (R.Z.#4/73), Creekside (R.Z.#31/75), One Arbor Lane (R.Z.#61/75), North-east corner of Bainbridge and Loughheed (R.Z.#37/76), North-west corner of Bainbridge and Loughheed (R.Z.#60/75), Augusta Avenue (R.Z.#30/74), Greystone Drive (R.Z.#31/78), and Burnaby 200 - Enclave 2 (R.Z.#18/79).

This appropriate density guideline has been adhered to even though from time-to-time specific developers, including an early applicant for the Wiltshire Village project, which is directly east of the subject site, have requested higher unit densities. Making an exception to such a well-established Council adopted policy in a given instance would be inequitable in terms of standards required of other developers past and present.

The Planning Department has been in contact with United Properties Limited and would be pleased to work with this developer towards a project suitable for presentation to a public hearing in conformance with the adopted Community Plan.

  
A. L. Parr  
Director of Planning

KI/CBR/lf

Attachment

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