

ITEM	10
MANAGER'S REPORT NO.	62
COUNCIL MEETING	1981 12 14

RE: REZONING REFERENCE #175/81  
 APARTMENT AREA "L" - METROTOWN AREA 9  
 6066, 6076 AND 6090 WILSON AVENUE AT BERESFORD STREET  
 (ITEM 5, REPORT NO. 50, 1981 OCTOBER 19)  
 (ITEM 11, REPORT NO. 53, 1981 NOVEMBER 02)

MUNICIPAL MANAGER'S RECOMMENDATION

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

\* \* \* \* \*

PLANNING DEPARTMENT  
 1981 DECEMBER 04

TO: MUNICIPAL MANAGER  
 FROM: DIRECTOR PLANNING & BUILDING INSPECTION  
 SUBJECT: REZONING REFERENCE #175/81  
 6066, 6076 AND 6090 WILSON AVENUE AT BERESFORD STREET  
 APARTMENT AREA "L" - METROTOWN AREA 9  
 (Refer attached Sketches 1, 2 & 3)

RECOMMENDATION:

1. THAT Council not give favourable consideration to this rezoning application.

REPORT

1.0 GENERAL INFORMATION:

- 1.1 Applicant: J.K.W. Engineering  
 #208 - 1999 Marine Drive  
 North Vancouver, B.C. V7P 3J3
- 1.2 Subject: Application for the rezoning of:  
 N½ of Lot 2, S½ of Lot 2 and Lot 1 of Blk. 10,  
 D.L. 151 and 153, Group 1, Plan 1214 N.W.D.  
 From: R5 Residential District  
 To: RM4 Multiple Family Residential District
- 1.3 Address: 6066, 6076, 6090 Wilson Avenue
- 1.4 Location: The site is situated on the northeast corner  
 of Wilson Avenue and Beresford Street, immedi-  
 ately north of the existing railway line.
- 1.5 Size: The gross site is 9,218 m<sup>2</sup> (30,450 ft.<sup>2</sup>).

1.6. Services:

The adequacy of the services will be assessed. **141**

1.7 Rezoning Intention:

The applicant is requesting Rezoning in order to construct an apartment building under the RM4 (Multiple Family Residential) zoning district guidelines.

2.0 SITE OBSERVATIONS:

The site is relatively flat and is situated on the north side of the existing railway line. There is a relatively new three storey apartment building on the site to the north and on the site across the street. There are three older homes presently occupying the site.

3.0 GENERAL DISCUSSION:

The future development of this site has been the subject of two previous reports to Council on 1981 October 19 (Item 5 Manager's Report #50) and 1981 November 02 (Item 11 Manager's Report #53). The applicant for rezoning has made his application requesting RM4 zoning and no dedication for the Beresford Street road right-of-way.

The report ratified by Council on 1981 November 02 stated that:

"Accordingly, unless otherwise directed, it will be understood that Council endorses the provisions of the Community Plan for this area and confirms that development in accordance with RM3 standards and dedication of the 66 foot Beresford Street road allowance are to be guidelines for rezoning and development of this site."

The applicant was subsequently advised by letter that Council had concurred with the development of the site under the RM3 zoning district guidelines and with the road dedication being a condition of rezoning. He was also advised that other standard rezoning and subdivision requirements would continue to apply.

Despite being advised of these guidelines the applicant has submitted a rezoning application based on an RM4 high-rise apartment designation and without the required dedication for the Beresford Street right-of-way.

We had assumed that the applicant would recognise the decision of Council and act accordingly. He has chosen however to ignore the guidelines and not work on the development of a mutually agreeable proposal.

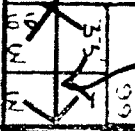
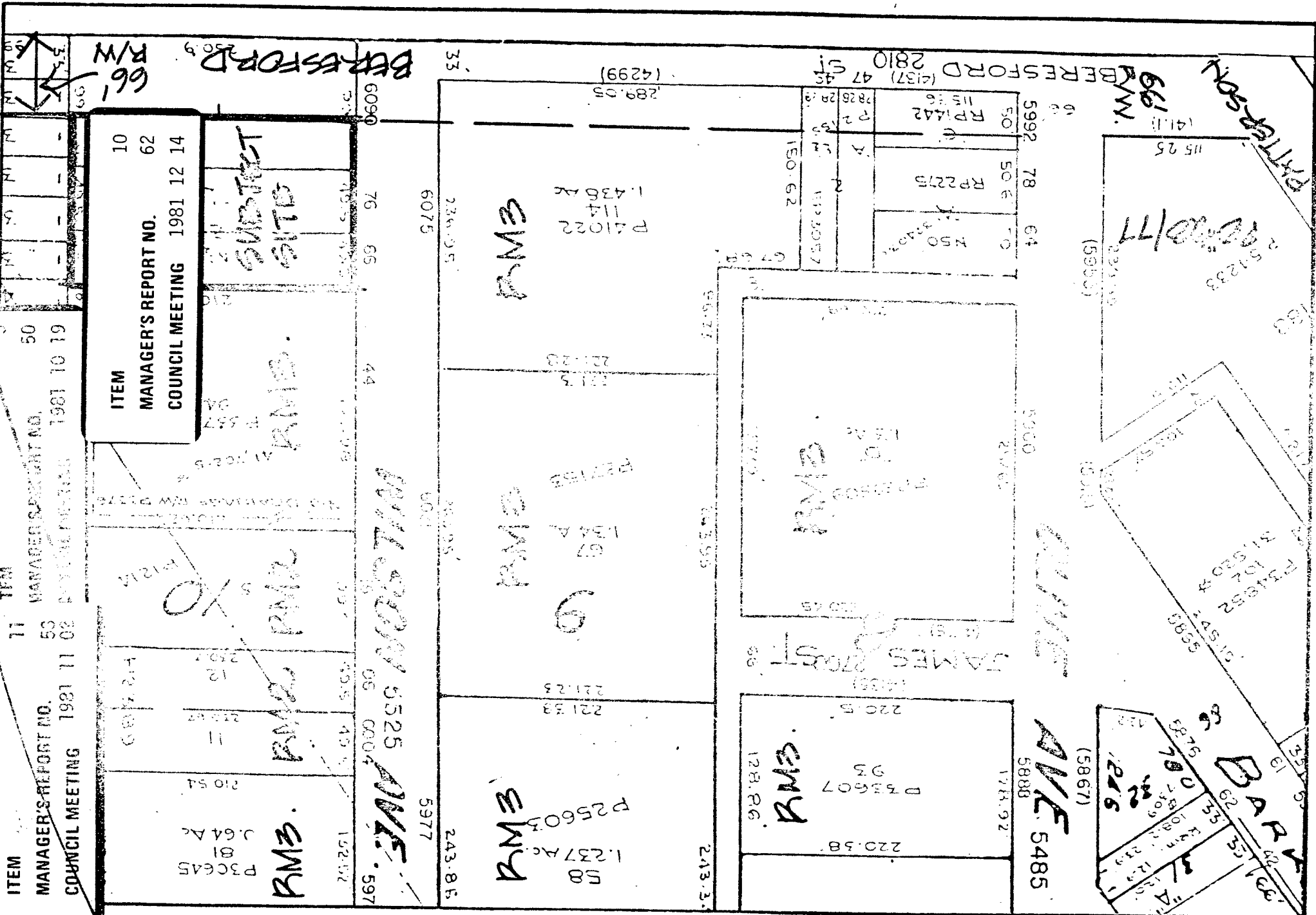
  
A. L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

BR/KI/g1

Attachments

c.c. Director Engineering  
Municipal Clerk

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SUBJECT SITE

ITEM 11  
MANAGER'S REPORT NO. 50  
COUNCIL MEETING 1981 10 19

ITEM 5  
MANAGER'S REPORT NO. 50  
COUNCIL MEETING 1981 10 19

ITEM 11  
MANAGER'S REPORT NO. 53  
COUNCIL MEETING 1981 11 02

AVE. 5525

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AVE. 5485

AVE. 5485

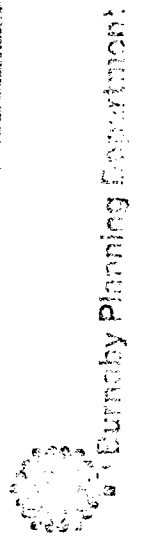
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AVE. 5485

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101 Oct.



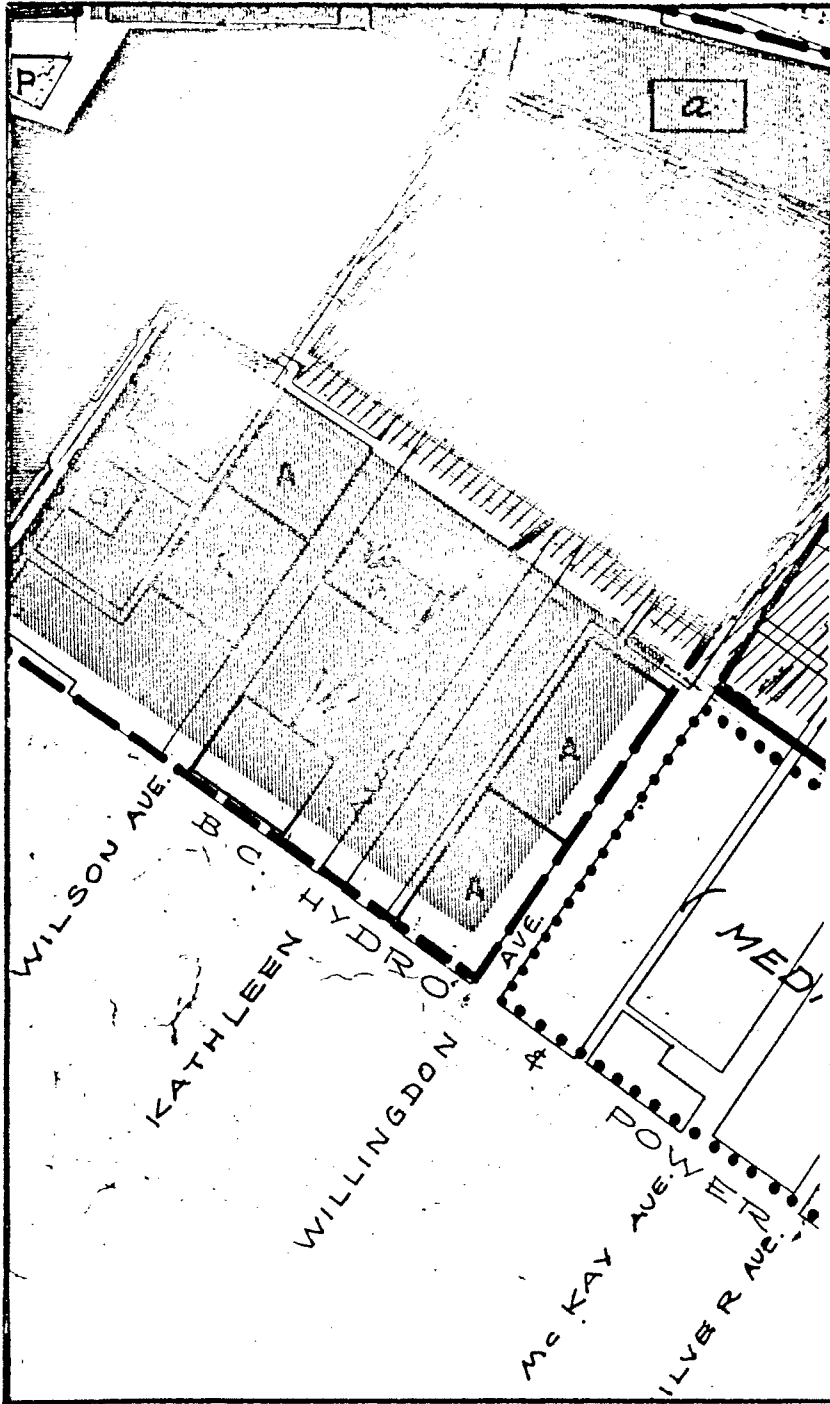
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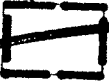
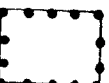
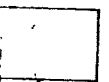
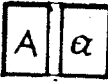



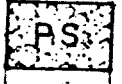
PROPERTY AT 6070 6070 AVE  
6070 WILSON AVE  
ANNEXMENT AREA "D"  
METRO-TOWN AREA "D"

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By

SKETCH 1




-  PROPOSED APARTMENT AREA MEDIUM DENSITY
-  PROPOSED APARTMENT AREA HIGH DENSITY
-  FIRST PRIORITY AREAS
-  FUTURE APARTMENT EXPANSION AREAS
- 
-  EXISTING APARTMENTS PRE 1966
-  1966-1969
-  COMMERCIAL CENTRE
-  PARK
-  PARK SCHOOL

APARTMENT STUDY "L"  
 APRIL 1969  
 SCALE: 1" = 400'

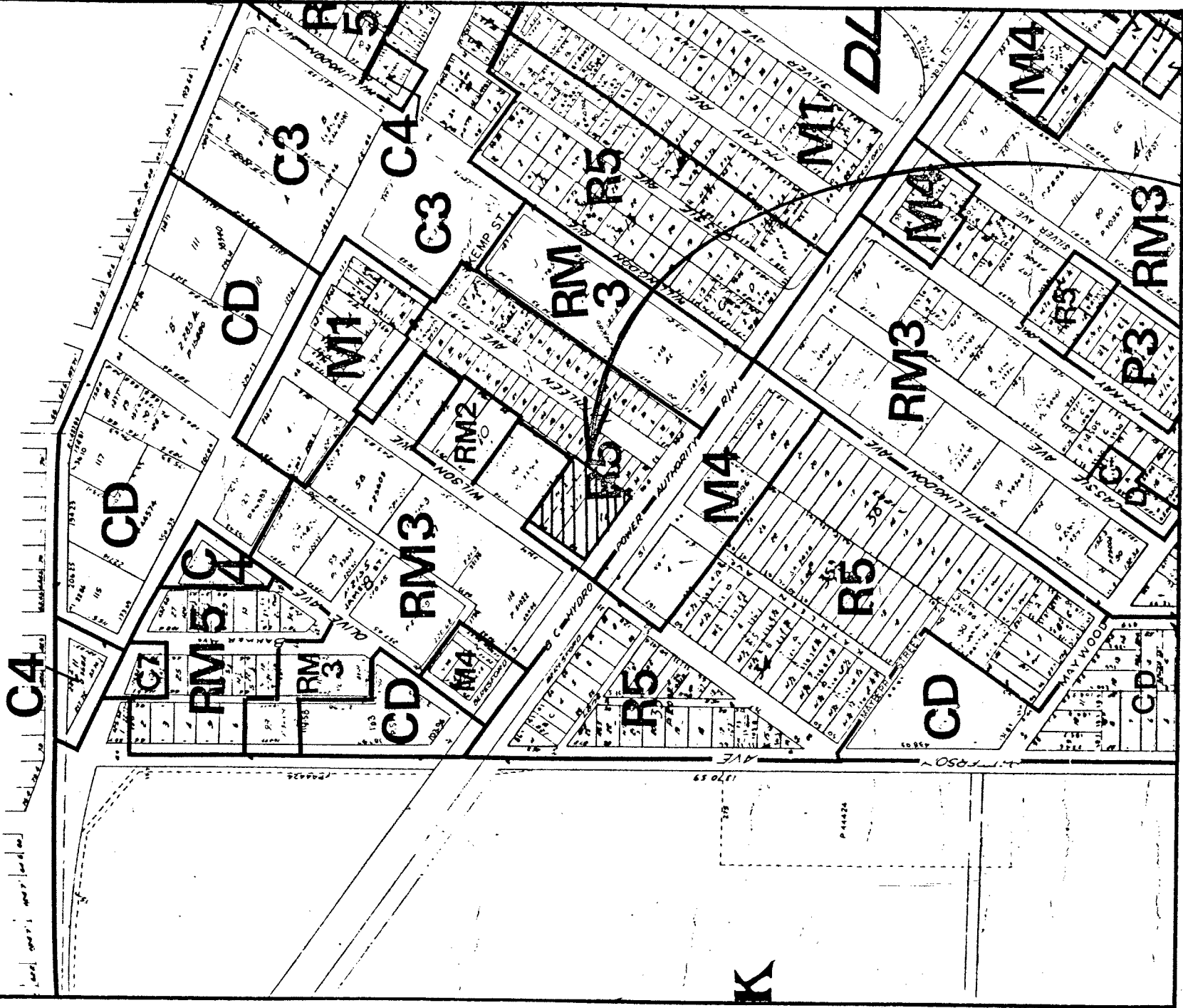
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 Burnaby Planning Department  
 REZONING REF # 175/81  
 SUBJECT SITE

SKETCH # 2

ITEM 10  
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Date

December 81

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Burnaby Planning Department

REZONING # 175/81

SUBJECT SITE



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SKETCH # 3

