

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

RE: LETTER FROM MR. J.K. WITTIG, P. ENG., JKW ENGINEERING LTD.,
390 - 1090 WEST GEORGIA STREET, VANCOUVER, B.C. V6E 3V7
PROPERTY AT 6090, 6075 AND 6066 WILSON AVENUE
APARTMENT AREA "L", METROTOWN AREA 9

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: INQUIRY FROM MR. J. K. WITTIG
PROPERTY AT 6090, 6075 AND 6066 WILSON AVENUE
APARTMENT AREA "L", METROTOWN AREA 9 (ATTACHED SKETCHES 1 AND 2)

PLANNING DEPARTMENT
1981 October 14
OUR FILE: 15.312.1

RECOMMENDATIONS:

1. THAT Council direct the Planning Department to pursue a rezoning application, at the volition of the applicant, conforming to all standard requirements such as the dedication of required rights-of-way and the RM3 Multiple Family Residential District.
2. THAT a copy of this report be sent to Mr. J. K. Wittig, J.K.W. Engineering Ltd., #390 - 1090 West Georgia Street, Vancouver, B.C., V6E 3V7.

REPORT

The Planning Department has been requested to report on a letter of 1981 October 08 which is before Council. The developer desires to develop the subject site according to the RM4 guidelines rather than the RM3 guidelines, and does not wish to dedicate necessary road rights-of-way. Mr. Wittig is appearing as a delegation at the Council meeting of 1981 October 19.

The development parameters for the potential apartment site which are in conformance with the Council adopted Apartment Area "L", the policy report "Metrotown - A Plan of Development", including the Metrotown road network, and the past trend of development along Wilson Avenue are as follows: (see attached Sketches #1 and #2)

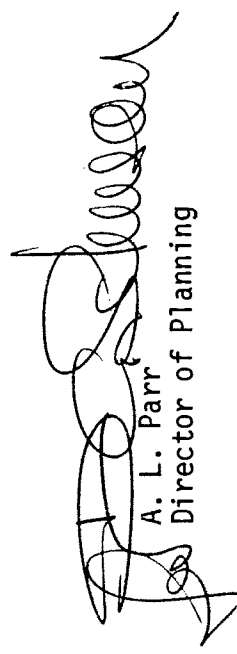
1. The net developable site amounts to approximately 30,450 square feet. The developer of this site must dedicate a 66-foot wide strip of property (15,240 square feet) for the Beresford Street right-of-way.
As background, Rezoning Reference #28/77 at Patterson and Beresford and Rezoning Reference #24/74 at Bonsor and Beresford are the most recent rezonings considered along the north side of Beresford Street and both of these rezoning proposals provided the required Beresford Street dedications. The dedication of required Beresford Street rights-of-way will assist in the long range development of an efficient and effective overall service road network to serve the Metrotown development.
The dedication of required road rights-of-way (see Sketch #2) is a standard prerequisite for all rezoning proposals.
2. The three (3) properties encompassing the site are at present zoned Residential District (R5) and accommodate three (3) single-family dwellings. The site would be rezoned to the RM3 zoning district which permits a maximum Floor Area Ratio of 1.1 and a unit density in the range of 50 - 60 units per acre.

The RM3 District provides for a significant increase in density while conforming to the medium density apartment guideline outlined in policy documents and to the scale of apartment development already constructed along Wilson Avenue, which are all zoned to the RM3 and the RM2 District. This is the last undeveloped site along this stretch of Wilson Avenue.

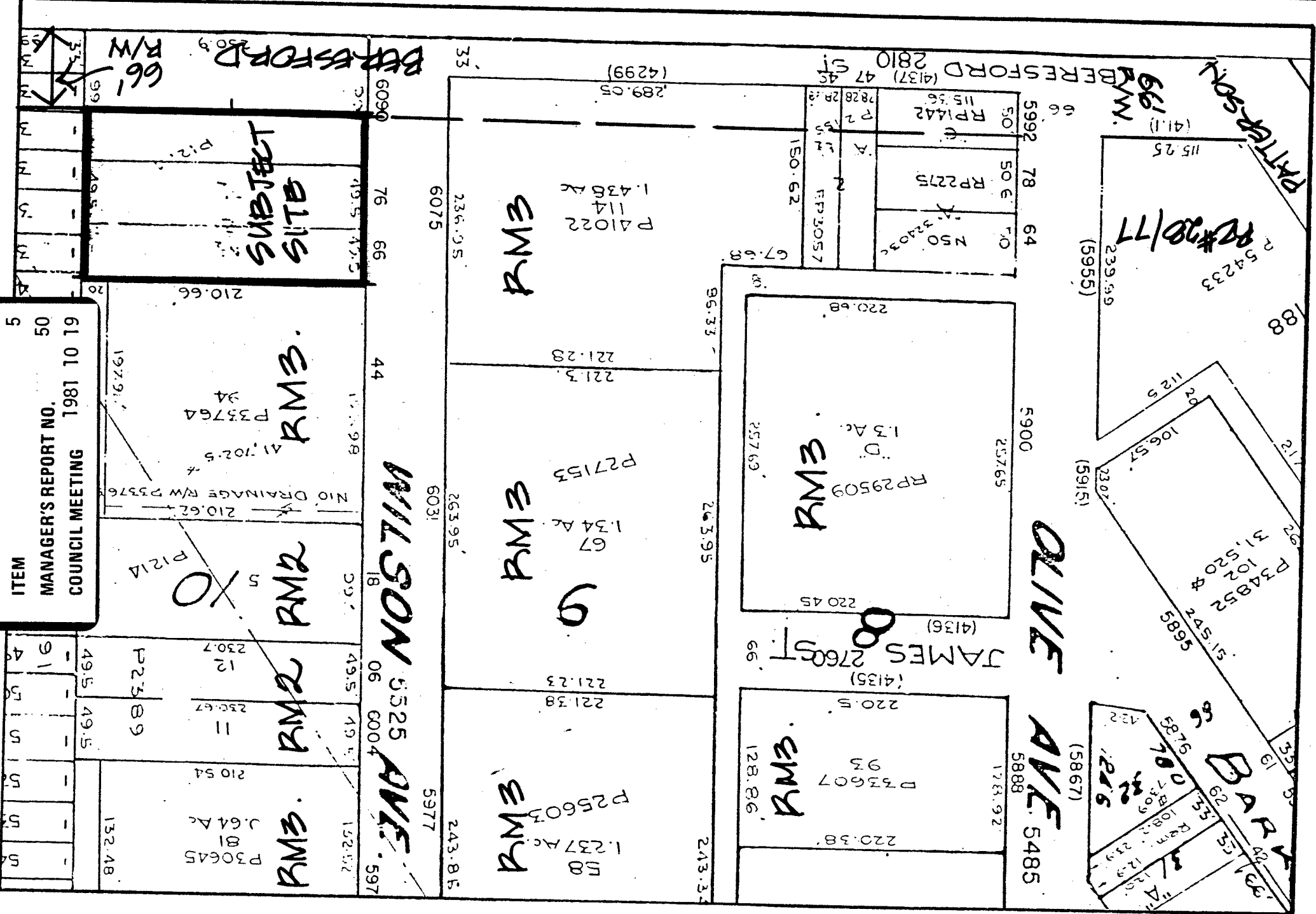
The RM3 zoning district is considered the most appropriate for the subject site than other zoning designations ranging from RM1 and RM2 to RM4 and RM5 especially in the light of proximate apartment development along this stretch of Wilson Avenue to date. The relatively smaller size (30,450 sq. ft.) and width (132 ft.) of this apartment site directly adjacent to Beresford Street does not recommend this site for higher density use such as RM4.

The Planning Department had informed the owners of the property at 6076 and 6066 Wilson Avenue of these development parameters at their request in a letter dated 1981 July 02. Mr. Wittig had subsequently submitted preliminary drawings of a rather bulky eight (8) storey apartment indicating no dedications, which in the opinion of the Planning Department did not approach the architectural quality achieved in apartment developments approved by Council in the past few years.

It is recommended that Council direct the Planning Department to pursue a rezoning application, at the volition of the applicant, conforming to all standard requirements such as the dedication of required rights-of-way and the RM3 Multiple Family Residential District.


A. L. Parr
Director of Planning

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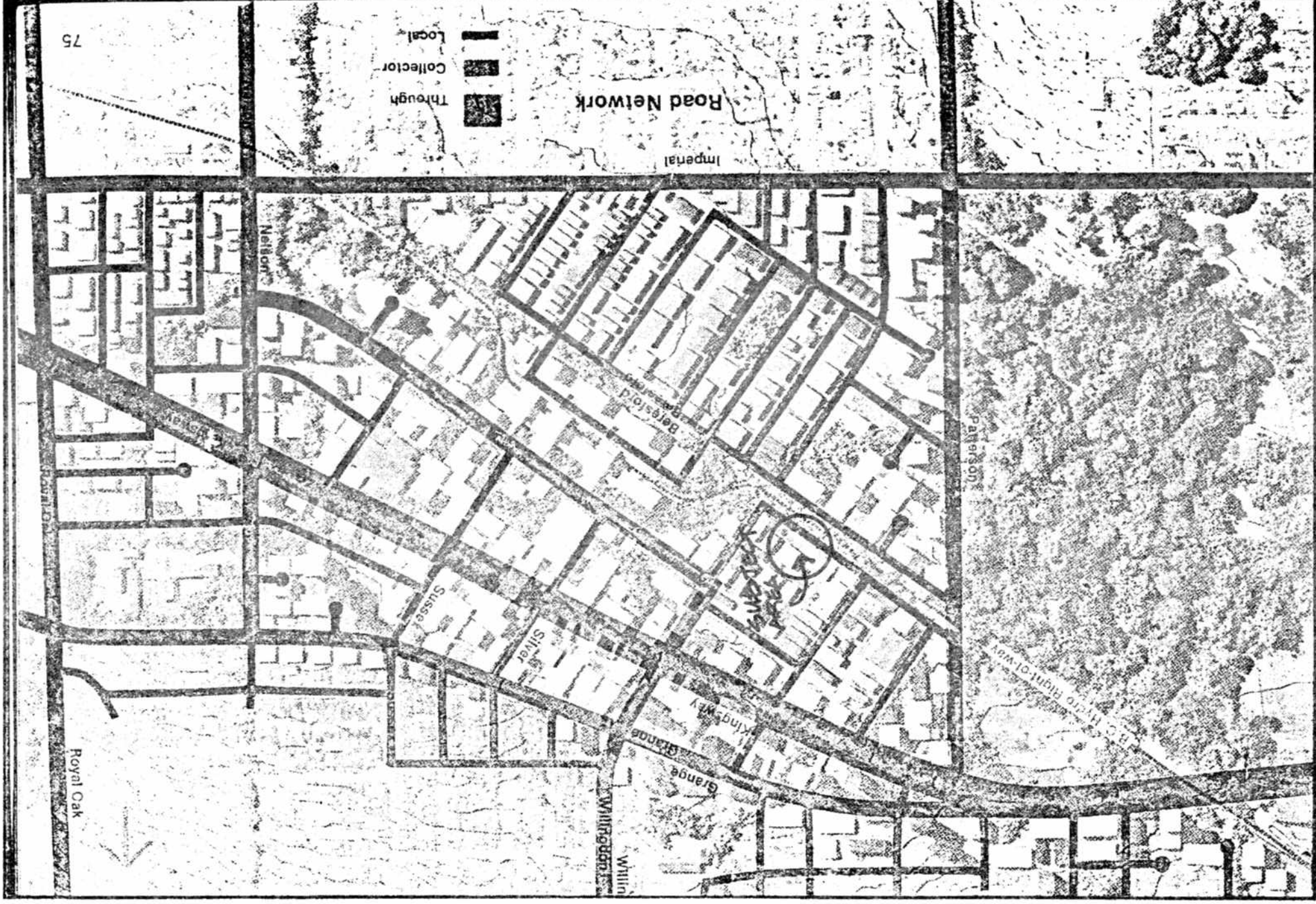


Date 1981 Oct.
 Scale 1" = 100'
 Drawn By



Burnaby Planning Department

PROPERTY AT 6090, 6075 AND
 6066 WILSON AVE
 APARTMENT AREA "L"
 METROTOWN AREA 9.



14

75

Date

01 OCT

Scale

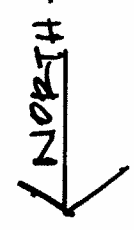
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Burnaby Planning Department

METROTOWN ROAD NETWORK.



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SKETCH 2