

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

RE: PROPERTY AT 6090, 6076 AND 6066 WILSON AVENUE
APARTMENT AREA "L" - METROTOWN AREA 9
(ITEM 5, REPORT NO. 50, 1981 OCTOBER 19)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: PROPERTY AT 6090, 6076 AND 6066 WILSON AVENUE
APARTMENT AREA "L" - METROTOWN AREA 9
(SEE ATTACHED SKETCHES 1 AND 2 OF ATTACHED REPORT)

PLANNING DEPARTMENT
1981 October 28

RECOMMENDATION:

1. 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

Council on 1981 October 19 considered the attached report in response to a letter of inquiry from Mr. J.K. Wittig. At that time, Council requested that the implications of RM4 zoning on the subject property be reported on. Our understanding of the Council discussion was that there was a general consensus in support of the dedication of required rights-of-way for the subject site. Our comments related to RM4 development are based on the 40.2 m (132 ft.) by 70.3 m (230.6 ft.) net site after dedications with an area of 2,831.6 m² (30,447 sq. ft.).

With respect to the implications of RM4 development of the site:

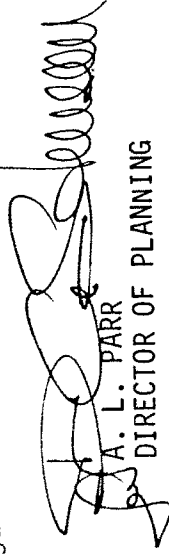
- a) Under the RM4 zoning guidelines, an 8-storey apartment would require minimum side yards on each side of the building of 11.0 m (36 ft.). The total of both side yards should not be less than 50% of the lot width (20.0 m/66 ft. total required). It is estimated that a typical point-block tower would have side yards of approximately 6.4 m (21 ft.), over 33% less than required.
- b) The site is a narrow site, not particularly large from the point of view of usual high rise site sizes which permit the desirable concept of slender point-block apartments in a park-like setting.
- c) This narrow site is also a corner one emphasizing it as a high profile site with access restrictions. A tower on this site would not be related to other nearby towers either to the north or to the east in the Kathleen Avenue area for a significant number of years.
- d) The specific sites directly to the north and to the west across Wilson Avenue are both developed as well-designed and maintained 3-storey RM3 apartments. An apartment tower on this last and rather isolated site along this stretch of Wilson Avenue would not in our view be as well-related to this existing adjacent development as an RM3 development.

The Planning Department also met with Mr. Wittig and his client, Mr. Black, at Mr. Wittig's request on 1981 October 27. Mr. Wittig essentially restated his position that he does not wish to provide any substantial road dedication and desires an RM4 density on the subject site. He was informed that the Planning Department would be submitting the requested follow-up report to Council on 1981 November 02. Mr. Wittig indicated his intention to persist in his position and to make a future rezoning application.

In conclusion, the Planning Department had considered these outlined RM4 implications as well as the reasons outlined in the attached report in recommending the RM3 zoning district for the subject site. The RM3 Multiple Family Residential District would continue to be recommended as the optimum zoning category for the subject site. 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.

ALP
KI:1f

Attachment


A. L. PARR
DIRECTOR OF PLANNING

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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, 6076 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, 6076 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.

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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)

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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.

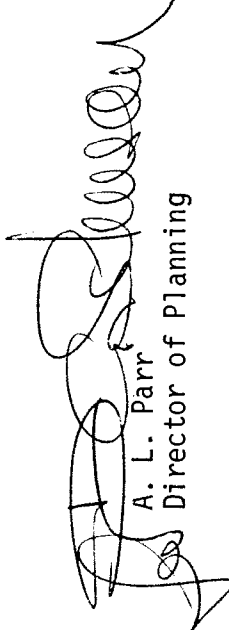
The RM3 District provides for a significant increase in density while conforming to the medium density apartment guideline outlined in policy documents and to the scale of apartment development already constructed along Wilson Avenue, which are all zoned to the RM3 and the RM2 District. This is the last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

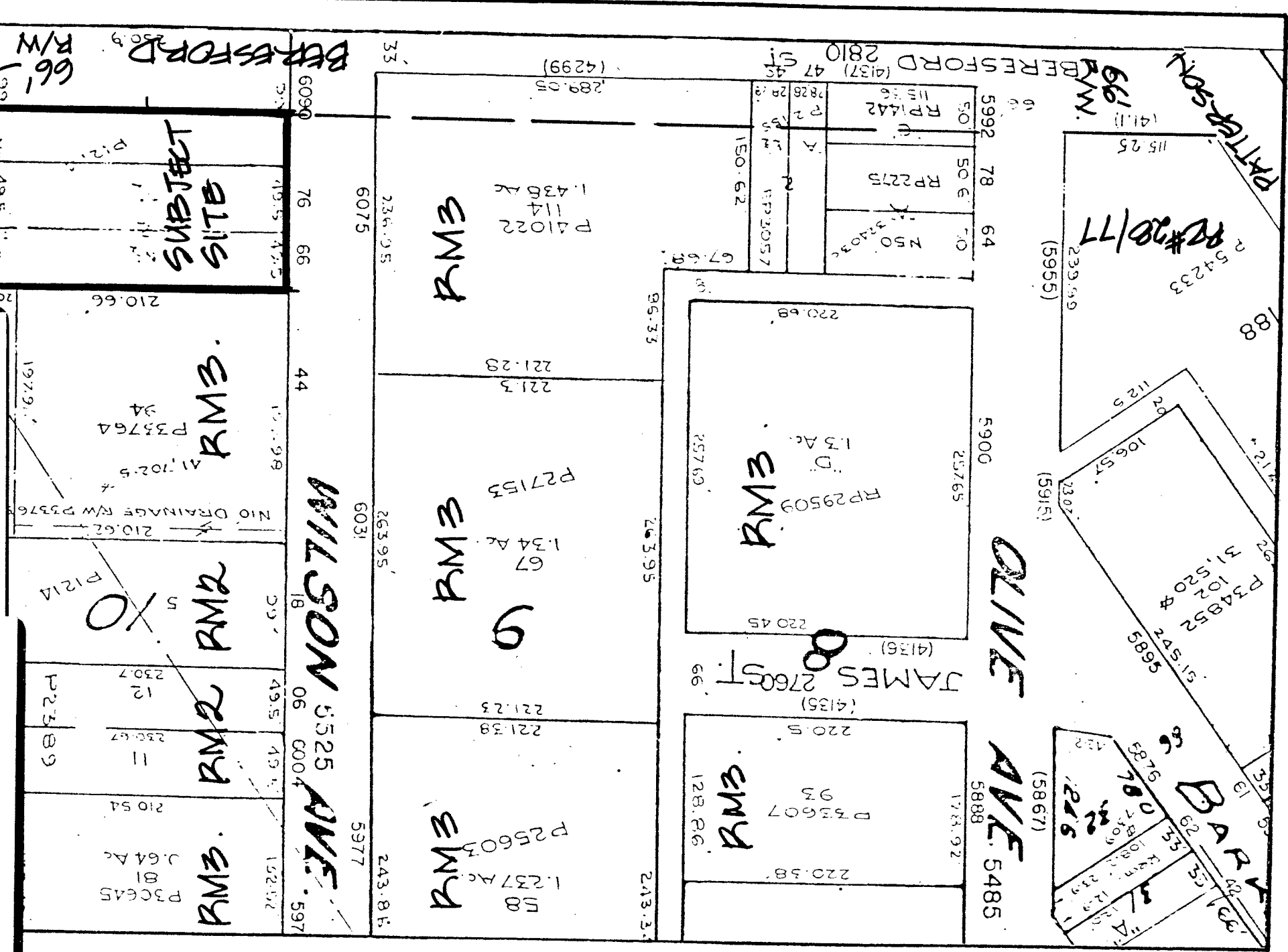
It is recommended that Council direct the Planning Department to pursue a rezoning application, at the volition of the applicant, conforming to all standard requirements such as the dedication of required rights-of-way and the RM3 Multiple Family Residential District.

KI:lf
Attachments


A. L. Parr
Director of Planning

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Date
1981 Oct.

Scale
1" = 100'

Drawn By

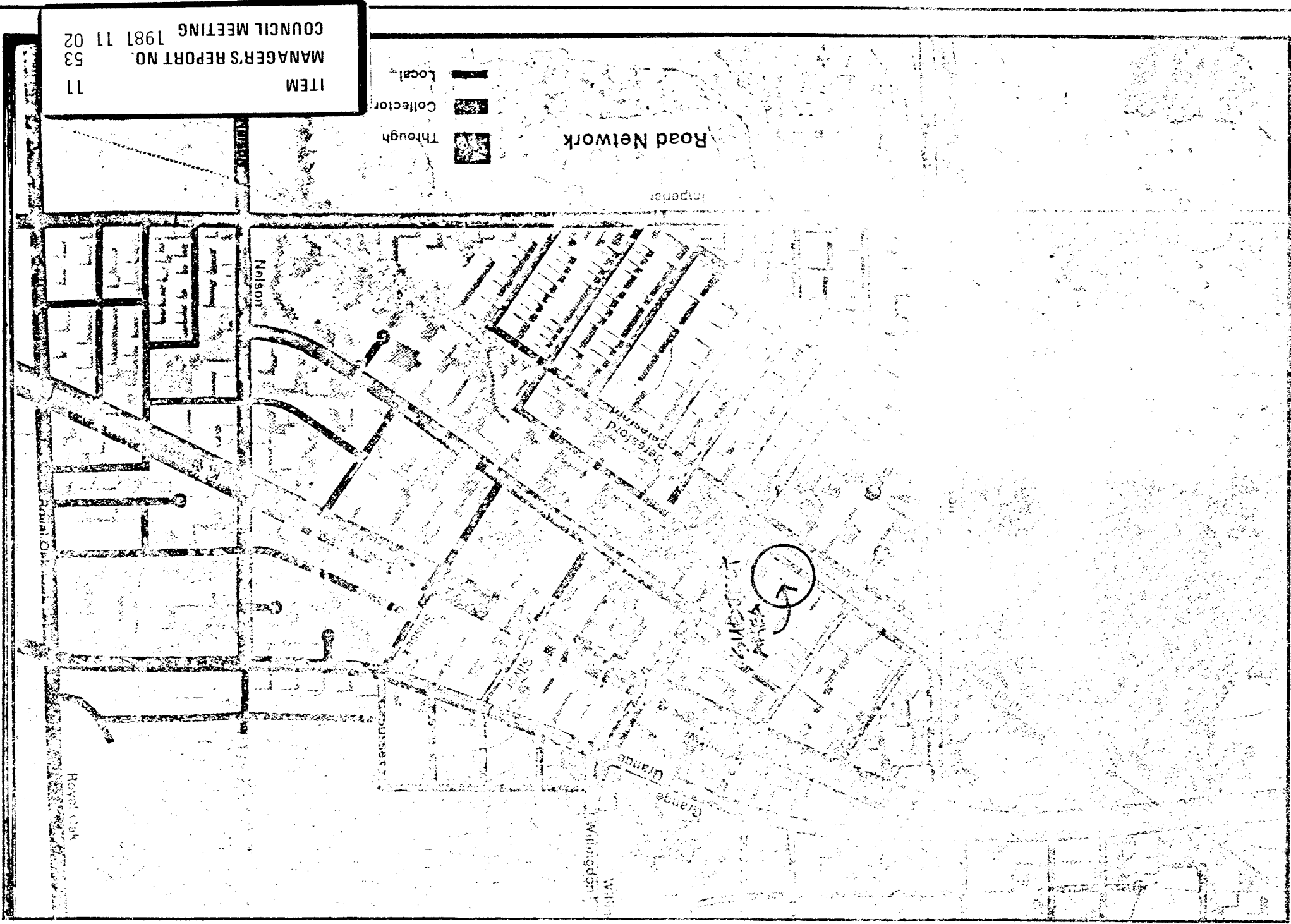


Burnaby Planning Department
PROPERTY AT 6090, 6070 AND
6066 WILSON AVE
APARTMENT AREA "L"
METROTOWN AREA 9.



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SKETCH 1



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Through
 Collector
 Local

Road Network

Date

01 OCT

Scale

NTS

Drawn By



Burnaby Planning Department

METRO TOWN ROAD NETWORK

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NORTH

SKETCH 2