

ITEM 12
MANAGER'S REPORT NO. 38
COUNCIL MEETING 1981 08 24

RE: LETTER FROM WARNER HOLDINGS LIMITED
602 - 525 SEYMOUR STREET, VANCOUVER, B.C. V6B 3J3
PARKCREST PLAZA, 5901 EAST BROADWAY, BURNABY

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1981 AUGUST 20
FROM: DIRECTOR OF PLANNING
SUBJECT: PARKCREST PLAZA, 5901 EAST BROADWAY

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. H.M. Singer of Warner Holdings Ltd., #602-525 Seymour Street, Vancouver, B.C., V6B 3J3.

REPORT

Appearing on the Council Agenda is a letter from Mr. H.M. Singer regarding the above referenced property.

1.0 GENERAL DISCUSSION:

- 1.1 The Parkcrest Plaza which was constructed prior to the development of the Brentwood Mall has provided a local convenience shopping facility for a number of years and is presently zoned C1 Neighbourhood Commercial District. In view of the economic difficulties experienced by the owner, several methods of resolving these problems have been sought by the owners over the years. In this regard, Council considered several rezoning applications. Rezoning Reference #23/68 involved an ^{RM13} proposal and Rezoning Reference #22/72 involved an RM4 proposal on the westerly portion of the site adjacent to the existing single storey commercial plaza on what is presently vacant land. A further proposal (Rezoning Reference #77/72) involving a proposal to construct single and two family units on the vacant portions of the site was submitted to Council. In consideration of these rezoning requests, it was concluded that medium and high density residential uses as proposed were

inappropriate and that further study would be necessary to examine the possibility of developing single and two family or rowhouse units on the portion of the site in question. The owners have not pursued such development to date.

Council support was also given to a neighbourhood pub proposal in 1976 which was to be constructed as a freestanding structure at the southeastern portion of the site. This proposal was subsequently withdrawn in view of neighbourhood opposition.

- 1.2 The Planning Department has continued to meet with the owners of the site over the last several years to continue to explore all development alternatives available and had specifically outlined the single and two family and/or rowhouse proposition referenced above. In this regard, Planning Department staff met with the owners on 1981 August 18 and on that occasion, Mr. Singer briefly presented his bachelor apartment proposal as outlined in his delegation. In response to this proposal, staff advised Mr. Singer of the previous unfavourable consideration given by Council on multiple family residential development proposals. Furthermore, staff advised that the site was not included in the designated multiple family residential areas outlined in the Apartment Study and confirmed as such in the recent Residential Growth Management Study.
- 1.3 As outlined in Mr. Singer's delegation, the Planning Department suggested that the shopping centre be demolished and subdivided for single & two family dwellings. In this regard, Council is advised that this suggestion was made as an informal remark which represented one of many alternatives and reflected the fact that single family residential land values have appreciated drastically to the point where they now exceed commercial values in some instances. As such, the owners may wish to consider this alternative amongst the others that are available under the existing circumstances.
- 1.4 Inasmuch as the land in question has never been considered to be suitable for higher density residential development, and as the recent Residential Growth Management Study has confirmed that there is no justification for the introduction of apartment uses in this neighbourhood, it would be appropriate to inform Warner Holdings that the proposal could not be supported in the event that an application were made for rezoning to multiple family category.
- However, it is felt that single and two family or possibly rowhouse development potential exists relative to the vacant area at the westerly end of the site, in keeping with the prevailing R2 and R5 zoning of the surrounding area. The Planning Department would be pleased to assist the owners in pursuing this approach should they so desire, through the rezoning and subdivision procedures, or with other development approaches involving the lands or the shopping plaza itself, subject to Council's adopted policies.
- This is provided for the information of Council.

APL
PDS/gi

A. L. Parr
A. L. Parr,
DIRECTOR OF PLANNING