

ITEM	12
MANAGER'S REPORT NO.	35
COUNCIL MEETING	1982 05 25

RE: LETTER FROM FRANKLIN CHINESE GOSPEL CHAPEL  
 563 W. 19TH AVENUE, VANCOUVER, B.C. V5Z 1W8  
 REZONING REFERENCE #183/81  
 PORTION OF LOT 216, D.L. 79/80 GROUP 1, PLAN 34884  
 4151 NORLAND AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1982 MAY 18

FROM: DIRECTOR PLANNING & BUILDING INSPECTION DEPARTMENT

SUBJECT: REZONING REFERENCE #183/81  
 Portion of Lot 216, D.L. 79/80, Group 1,  
 Plan 34884

From: R4 Residential District  
 To: CD Comprehensive Development District  
 (based on the P5 Community Institutional District)

Address: 4151 Norland Avenue

RECOMMENDATION:

1. THAT a copy of this report be sent to Pastor Edwin Kong, c/o Franklin Chinese Gospel Chapel, 563 W. 19th Avenue, Vancouver, B.C., V5Z 1W8.

REPORT

Appearing on the Council Agenda is a letter from Pastor Edwin Kong of the Franklin Chinese Gospel Chapel outlining his concern regarding the subject rezoning request. As outlined in Pastor Kong's letter, his church is intending to purchase the existing building owned by the Danish Lutheran Church located in Vancouver who are the applicants wishing to build their new facility on the subject site. In view of the various commitments and associated time constraints made on the purchase of the Danish Lutheran Church's property, Pastor Kong has requested information from Council on the status of the subject rezoning application and an indication on the likelihood of it being approved.

2.0 BACKGROUND INFORMATION:

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2.1 On 1982 March 22, Council received a report from the Planning & Building Inspection Department regarding the subject rezoning request which involved the proposed development of a church and parsonage for the Danish Evangelical Church on property presently owned by the Dania Society. (refer to attached rezoning report) In consideration of the rezoning application, Council adopted the following recommendation:

THAT Council authorize the Planning Department to work with the applicant towards the preparation of a suitable plan of development which will be the subject of a further report to Council.

On the same occasion, Council considered another rezoning request (Rezoning Reference #11/82) to develop an office building on property located to the east of the subject site fronting Norland Avenue (refer to attached Sketch #1). The Planning and Building Inspection Department recommended against the office development proposal. However, Council took no action on Rezoning Reference #11/82 at that time due to a tie vote on the negative recommendation of the Planning and Building Inspection Department.

2.2 Arising out of Council's initial consideration and discussion of Rezoning Reference #183/81 on 1982 March 22, the following additional motion was adopted:

THAT staff be directed to negotiate with the three parties concerned in an attempt to arrive at a suitable conclusion.

The three parties referred to are; the Danish Evangelical Church (applicants of Rezoning Reference #183/81), the Dania Society, and Mrs. R. Wise (applicant of Rezoning Reference #11/82).

2.3 Subsequently, on 1982 March 29 Mrs. Wise appeared as a delegation before Council in connection with her rezoning application. Arising from discussion on that occasion, the following motion was adopted by Council:

THAT this matter be referred to Mayor Lewarne and the Municipal Manager, together with Item 13 of Item 15, Municipal Manager's Report No. 19, 1982.

2.4 Staff from the Planning and Building Inspection Department met with the church group and the President of the Dania Society on 1982 April 06 to outline the existing situation and the further process involved in pursuing their rezoning application. At that time, the church group indicated that they did not wish to pursue the rezoning application any further which would involve instructing their architect to continue with the building design until such time as they had a clear indication of Council's decision on the matter.

2.5 On 1982 April 26 a letter from the Danish Evangelical Church appeared on the Council agenda outlining their concern regarding any further potential time delay on their rezoning application. At that time Mayor Lewarne gave a verbal report on his conversations with the church group and Mrs. Wise and outlined that he would report back to Council on this matter in approximately one months time.

*mdw*  
PDS/mdw

*A. L. Part*  
DIRECTOR PLANNING &  
BUILDING INSPECTION

Attachments.