

ITEM 7
MANAGER'S REPORT NO. 28
COUNCIL MEETING 1982 04 26

RE: REZONING REFERENCE #16/82
LOT "B" OF 8, BLOCK 3, D.L. 206, EXC.PCL. 24586, PLAN 1071
6584 HASTINGS STREET
(ITEM 15 OF ITEM 15, REPORT NO. 19, 1982 MARCH 22)
(DELEGATIONS ITEM 2b, 1982 MARCH 29)
(TABLED MATTER ITEM 5a, 1982 MARCH 29)
(ITEM 1, REPORT NO. 23, 1982 APRIL 05)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the report of the Director Planning & Building Inspection be received for information purposes.

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TO: MUNICIPAL MANAGER 1982 APRIL 21

FROM: DIRECTOR PLANNING & BUILDING INSPECTION DEPARTMENT

SUBJECT: REZONING REFERENCE #16/82
LEGAL: Lot "B" of 8,B1k. 3, D.L. 206, Exc. Pcl.
24586, Plan 1071.
ADDRESS:6584 East Hastings Street.

FROM: C2 Community Commercial District.
TO: C4 Service Commercial District.

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

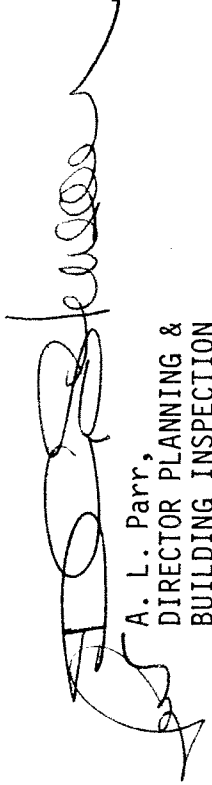
Arising from discussion of the subject rezoning request at the Public Hearing dated 1982 April 20, Council requested that the Planning Department provide further information regarding the adopted policy for medium density apartments related to the subject site and adjacent properties.

Pursuant to Council's request, the Planning Department advises that Area "C" of the currently adopted Apartment Study has designated the subject site for commercial development (refer to attached sketch #3). Commercial development as such is intended to extend along the north side of East Hastings Street between Grove Ave. and Duncan Avenue and along the south side of East Hastings Street between Kensington Ave. and Duncan Ave. and is proposed to provide a community level commercial centre for the surrounding residential neighbourhoods.

Council is advised however, that the policy and development control guideline provided by the Apartment Study has been supplemented in some specific areas by other reports and studies such as the Community Plans 1 to 10 and "A Residential Growth Management Study for Burnaby" which have been adopted by Council subsequent to adoption of the Apartment Study. In this particular instance we would advise that included in the Residential Growth Management Study adopted on 1981 June 22 was the concept of introducing medium density apartment development in the immediate vicinity of the Kensington Plaza within Area "C" which, if properly sited and designed would have reciprocal benefits to both the residents of the apartments and the adjacent commercial facilities. This revised development concept was intended to be used as a guideline and would require further study through a review of the Apartment Study area plan. The recommendation of the Planning Department for a blend of commercial and medium density apartment development that was put forward in the report on Rezoning Reference #16/82 is in accordance with that guideline.

APD
PDS/mdw

Attachment


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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Note: This Apartment Study Area proposed for review. See Residential Growth Management Study adopted 1981 June 22.

S K E T C H # 3

APARTMENT STUDY AREA C Drawing number 3

