

RE: APPLICATION FOR SITING APPROVAL FOR THE CONSTRUCTION OF A NEW
SINGLE FAMILY HOUSE IN METROTOWN AREA 8 (APARTMENT AREA "M")
PROPOSED HIGH DENSITY APARTMENT AREA, 6122 PATTERSON AVENUE
(ITEM 1, IN-CAMERA REPORT NO. 30, 1983 MAY 03)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1983 APRIL 26

FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 15.302.1

SUBJECT: APPLICATION FOR SITING APPROVAL FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY HOUSE IN METROTOWN AREA 8 (APARTMENT AREA "M") PROPOSED HIGH DENSITY APARTMENT AREA 6122 PATTERSON AVENUE

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

SUMMARY:

An application has been received for Siting Approval for a new single family dwelling on a lot in Metrotown Area 8, Community Plan 2, at 6122 Patterson Avenue. The existing zoning is R5, single and two family residential. The construction of a new house would conflict with Municipal redevelopment plans for this area and may tend to place a burden on the surrounding owners who may have to hold their properties for a more extended period prior to redevelopment.

1.0 BACKGROUND:

In 1982 April Mr. D. Schwartz, the owner of the property, requested that the Municipality either release a Building Permit for the subject lot or purchase the land. A recommendation to purchase the lot for \$84,854, \$224.78 per m² (\$20.82 sq. ft.) was not approved when it was considered by Council on 1982 May 03. Subsequently Siting Approval and building permission were issued; however these have now lapsed and construction was never started. The owner has now made a new application for a Building Permit and Siting Approval. The property is presently vacant.

2.0 LAND USE RAMIFICATIONS:

The subject property (N 1/2 of Lot 21) measures 10 m (33 ft.) by 37.5 m (123.5 ft.) with an area of approximately 379 m² (4,075 sq. ft.). It is 100 m south of the proposed Patterson ALRT station (refer to attached sketches 1 & 2).

As reported to Council last year, the site is located within Site 1 of Community Plan 2 (Metrotown Area 8), which is designated for high density apartments (RM5 guidelines) at a maximum density of 100 units per acre. Six of the eleven sites within this Community Plan area have been developed or are under development at this time. These six sites are located south of the subject lot and accommodate 12 apartment towers.

Site 1 is one of the most attractive of the remaining sites due to its location directly adjacent Central Park, and the proposed Patterson ALRT station to the north.

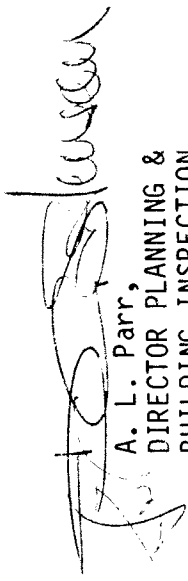
The prime concern of Planning is to discourage the construction of any new single family dwellings within one of the designated remaining high density apartment sites which would seriously hamper their redevelopment to the higher density use.

This year Mr. Schwarz has made application for a permit, but has not given any indication as to whether he wishes to negotiate the sale of the property.

3.0 CONCLUSIONS:

While there is a good rationale to withhold rather than permit a new dwelling to be constructed on the property, the fact remains that under the existing R5 (single and two family) residential zoning, the owner may obtain a house Building Permit. The option of rezoning the vacant lot in the face of this application is not appropriate. The usual procedure would involve staff recommending acquisition of the property. Given Council's past decision on this matter, it is proposed that we issue permission to build; however negotiation for the purchase is another potential option.

Unless directed otherwise by Council, staff will be required to issue Siting and Building Permit Approval for a new dwelling as applied for by Mr. Schwartz on 1983 April 20.

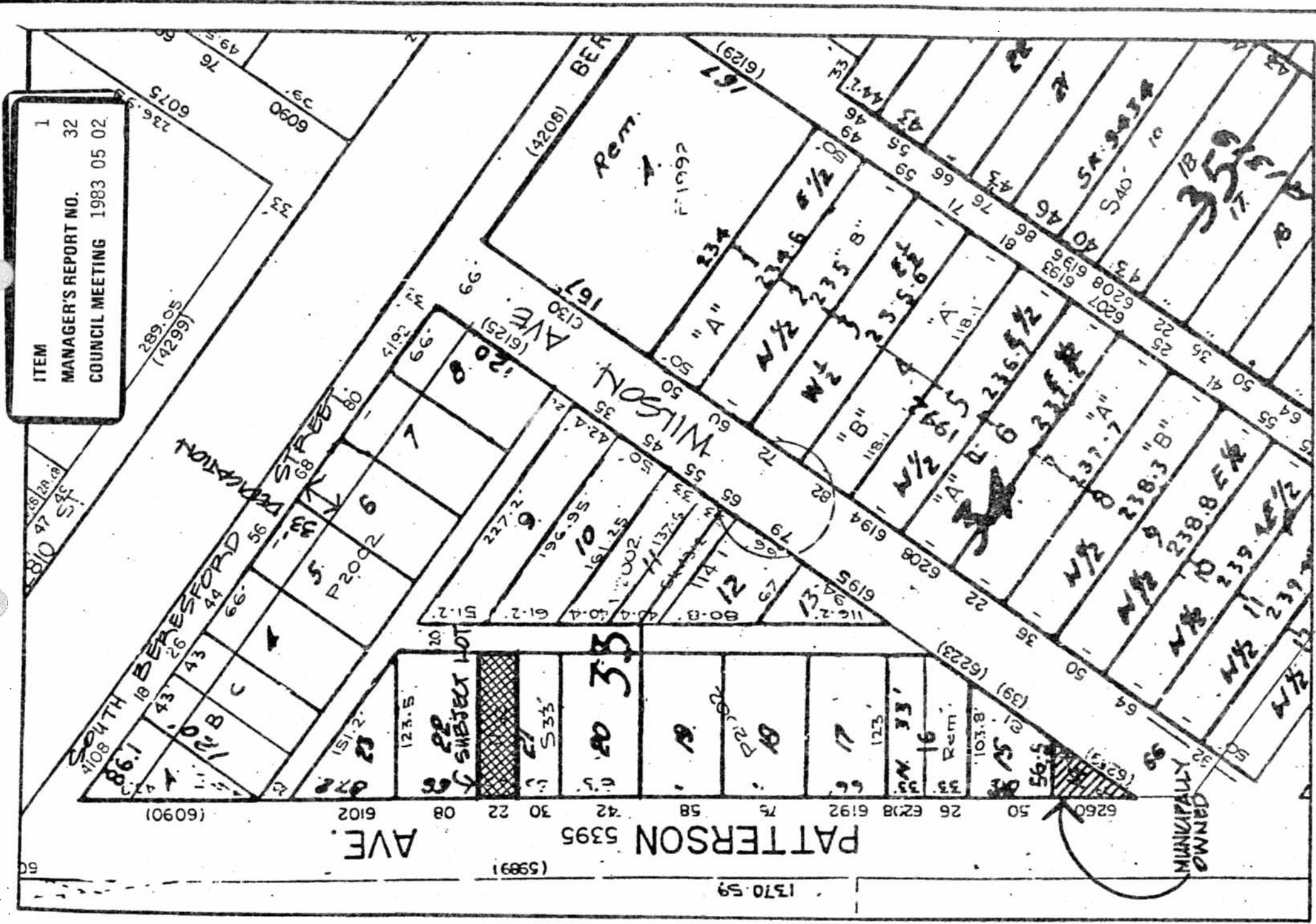

A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

BR/g1

Attachments

cc: Chief Building Inspector
Municipal Solicitor
x-ref. 15.312.1 (Area 8)
x-ref. Site Plan #21/82 (DL 151)

ITEM 1
 MANAGER'S REPORT NO. 32
 COUNCIL MEETING 1983 05 02



Date

Apr. 1983

Scale

1" = 100'

Drawn By



Burnaby Planning Department

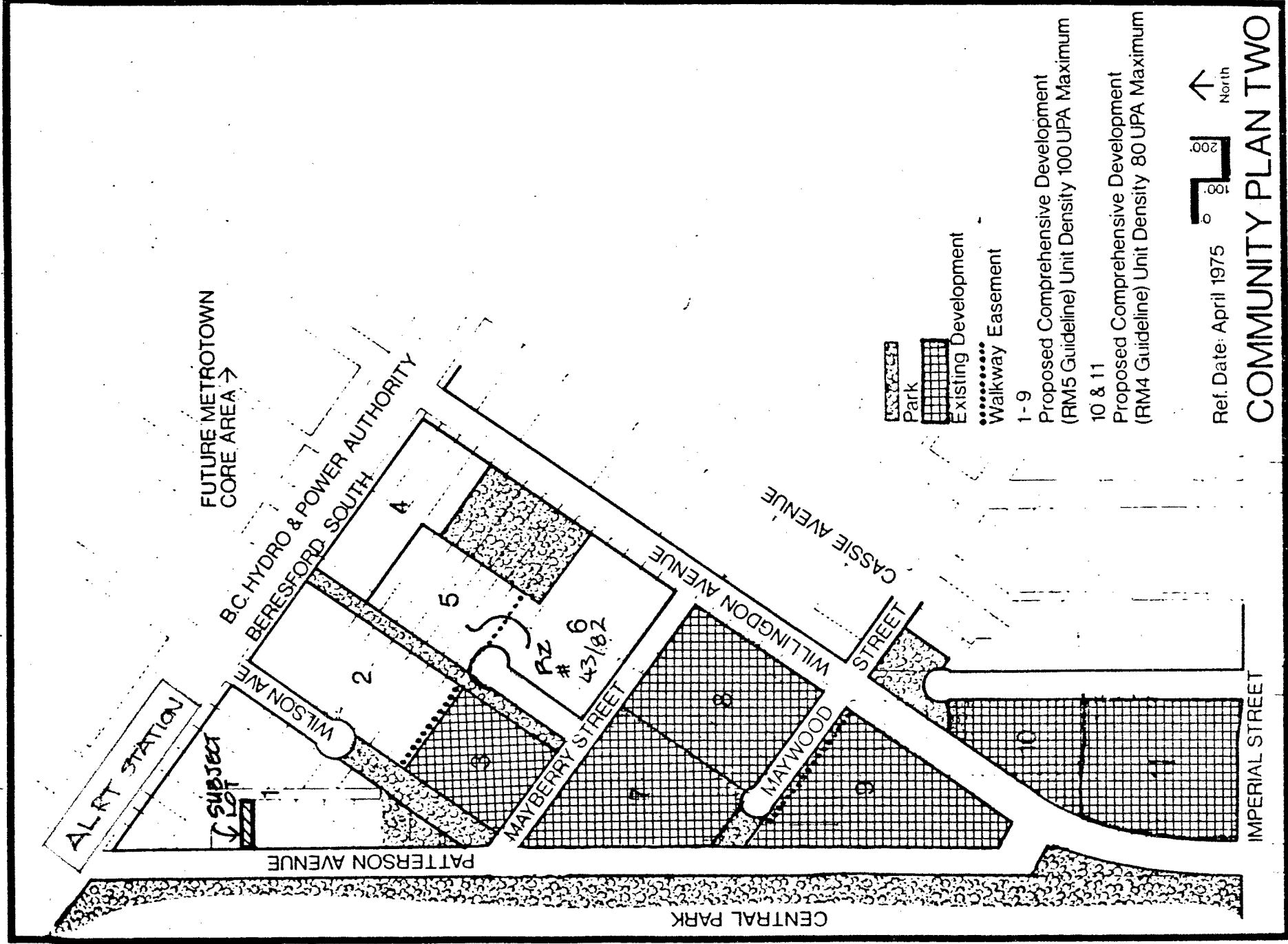


6122 PATTERSON AVE (SCHWARZ)
 N 1/2 OF LOT 21, BLOCK 33, D.L. 151, GP 1, PLAN 2002, 103
 COMMUNITY PLAN # 2 - SITE 1
 APARTMENT AREA "M"
 METRO TOWN - AREA B

SKETCH 1

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COMMUNITY PLAN TWO

SKETCH 2