

RE: 7531 AND 7541 SIXTH STREET
LOTS 12 AND 13, BLOCK 11, D.L. 28, PLAN 627
PPA REFERENCE #6725
SIXTH STREET AREA PLAN

ITEM	5
MANAGER'S REPORT NO.	15
COUNCIL MEETING	1983 02 28

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1983 February 23

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: 7531 AND 7541 6TH STREET/SIXTH STREET AREA PLAN
LOTS 12 AND 13, BLK. 11, D.L. 28, PLAN 627
P.P.A. REFERENCE #6725

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

1.0 INTRODUCTION:

The Planning & Building Inspection Department is in receipt of a Preliminary Plan Approval application for the development of a single storey office building at the above referenced location (refer to attached sketches). Council consideration of this application is warranted at this time since the development proposal does not conform to the designated land use as outlined in the Sixth Street Area Plan.

2.0 GENERAL DISCUSSION:

- 2.1 The subject site is presently zoned C4, Service Commercial District and has been designated for low density multiple family development based on the RMI District. The Sixth Street Area Plan was adopted by Council on 1982 March 24 as a conceptual development plan for the purpose of guiding re-development and reutilization of the Sixth Street commercial area.
- 2.2 As outlined in the Area Plan, low density multiple family accommodation is proposed to be developed adjacent to Sixth Street generally between Seventeenth Avenue and Twelfth Avenue (refer to sketch #2). Such development should involve consolidated sites sufficiently large and deep to provide design flexibility, appropriate interface with adjacent single and two family development and a suitable residential environment for its residents.

In this specific location, it is considered that an appropriate multiple family development site would involve assembly and consolidation of the subject properties (7531 and 7541 6th Street), the lot to the northwest fronting 6th Street (7521 6th Street), 7875 Graham Avenue and a portion of 7574 Sixteenth Avenue into one legal parcel with the dedication and development of a rear lane (refer to sketch #3). The assembled site would provide a total area of 2176 m² (24,300 sq. ft.) yielding approximately 11 residential units. The Area Plan also acknowledges that the existing single storey commercial building (constructed within the last five years), located at the corner of 6th Street and Sixteenth Avenue at the end of the subject block front is considered to be a long term land use.

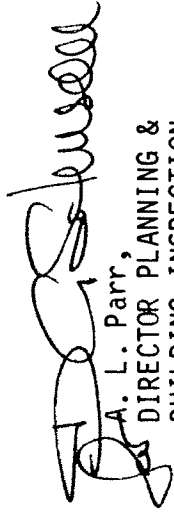
2.3 The proposed development site comprises two lots which are presently occupied by two older single family dwellings. The other lots required for assembly are also occupied by modest single family homes. The properties fronting 6th Street are presently zoned C4 Community Commercial District and the lots fronting Graham and Sixteenth Avenue are zoned R5 Residential District. Adjacent blocks fronting 6th Street are presently occupied by a mixture of commercial developments, older residential structures and a church (located opposite the subject site).

2.4 The applicant has submitted an application for Preliminary Plan Approval to construct a single storey office building containing approximately 546.8 m² (5,880 sq. ft.) of floor area, pursuant to the prevailing C4 zoning. A total of 27 underground parking spaces are proposed and vehicular access will be from both 6th Street and Graham Avenue.

2.5 The proposed development is inconsistent with the adopted conceptual guide plan for the area, and if approved will likely preclude apartment development for the foreseeable future.

However, it is acknowledged that while the adopted plan is intended to guide and encourage redevelopment and provide opportunities for additional housing development, it has not been the intent to preclude development under prevailing zoning where multiple family development may not be viable.

This Department, unless directed otherwise by Council, is therefore prepared to work with the applicant towards issuing Preliminary Plan Approval based upon the plans submitted to date.

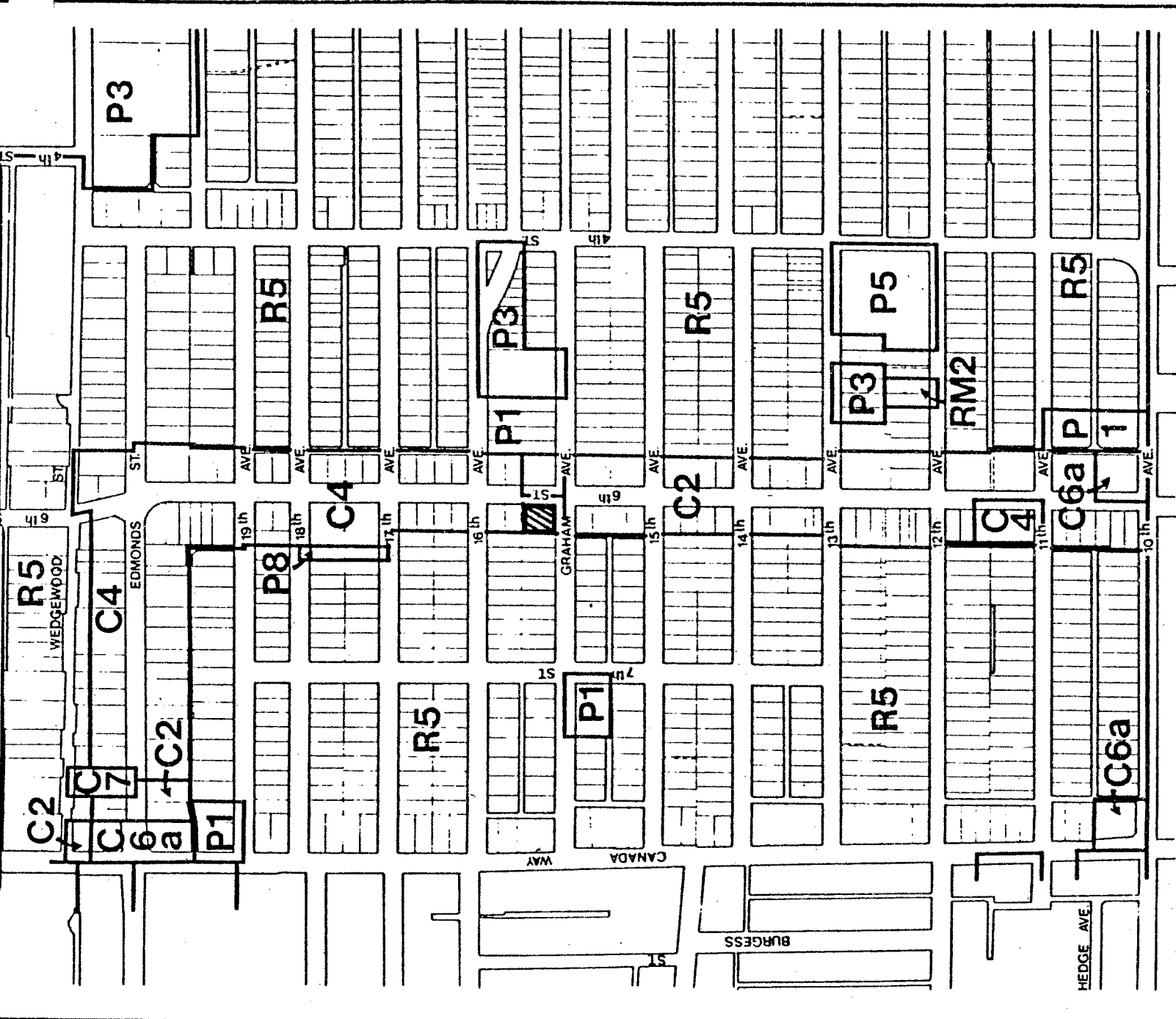

A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

AP
PDS/g1
Attachments

cc: Chief Building Inspector
P.P.A. Reference #6725

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ITEM 14
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SIXTH STREET AREA STUDY

10th Ave. To Edmonds

Scale: 1" = 200'



 SUBJECT SITE

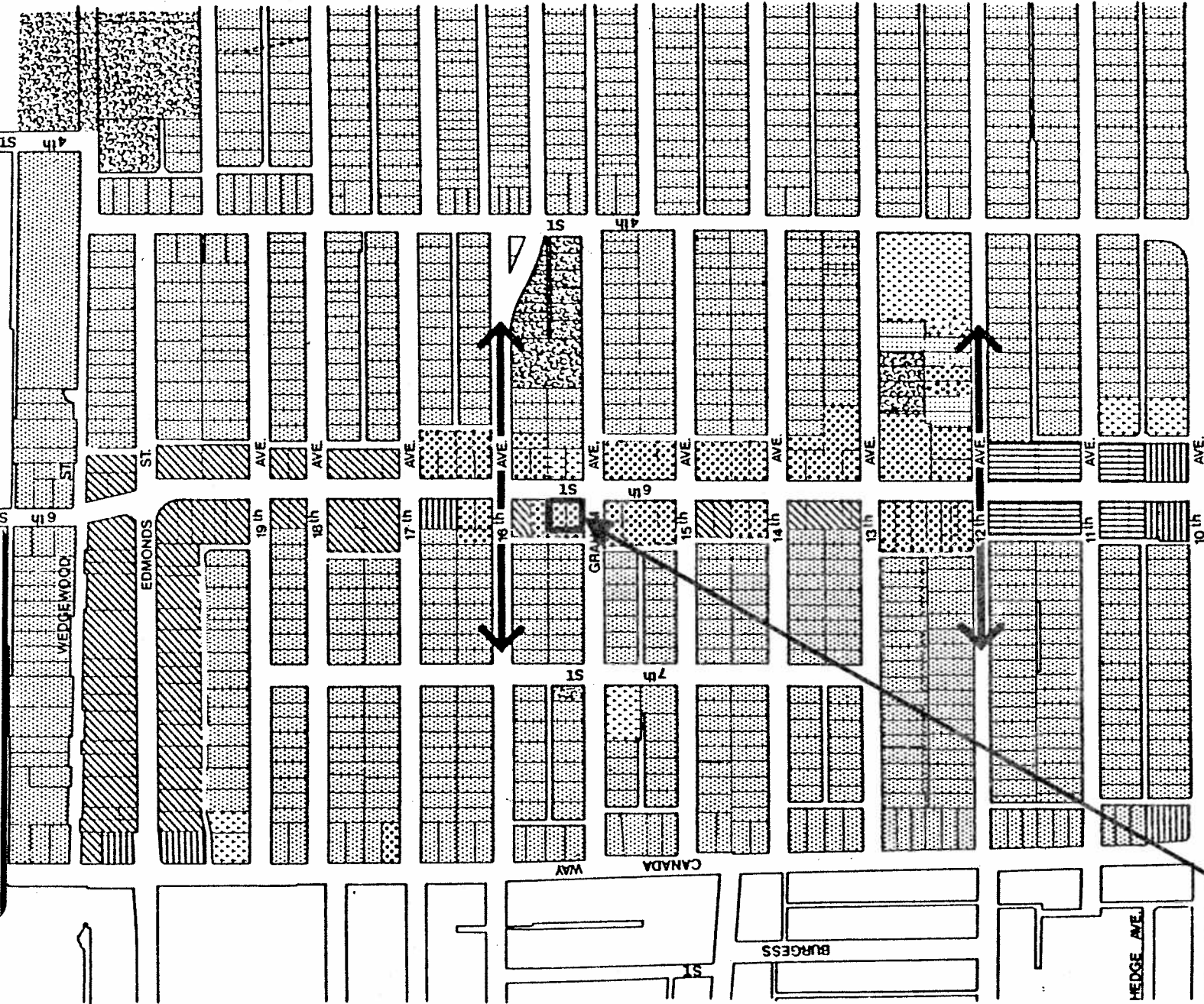
EXISTING ZONING

Sketch 1

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SUBJECT SITE

SIXTH STREET AREA STUDY

10th Ave. To Edmonds









Scale: 1" = 200'



North



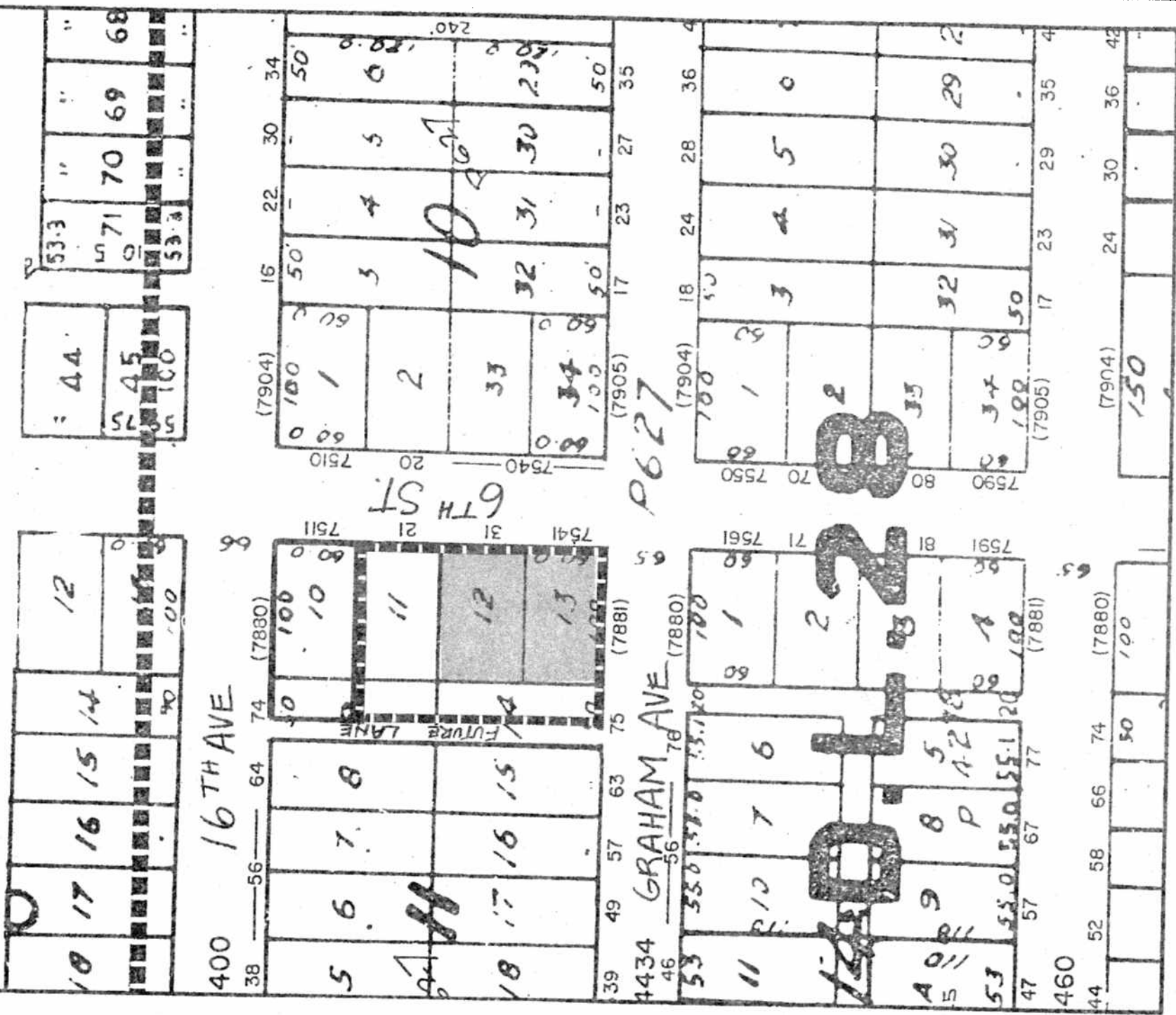
Legend:

-  Commercial C-1
-  Commercial C-2
-  Commercial (Gas Station)
-  Low Density Group Housing RMI
-  Single Family/Duplex
-  Institutional
-  Park
-  Primary Pedestrian Connection

PROPOSED LAND USE CONCEPT

Sketch 2

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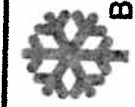
Date

1983 FEB

Scale

1:1200

Drawn By



Burnaby Planning Department

SKETCH #3



RMI SITE (DESIGNATED)



SUBJECT SITE



