

RE: LETTER FROM MR. JOHN A. McANDREW WHICH APPEARED ON THE AGENDA FOR
THE 1985 OCTOBER 07 MEETING OF COUNCIL (Item 5a)
REZONING REFERENCE NO. 18/80 - 9005 CENTAURUS CIRCLE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 OCTOBER 01
FROM: DIRECTOR PLANNING &
BUILDING INSPECTION
SUBJECT: REZONING REFERENCE #18/80
9005 CENTAURUS CIRCLE

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. J.A. McAndrew, 7768
Wedgewood Street, Burnaby, B.C., V5E 2E6

REPORT

1.0 INTRODUCTION:

Appearing on this agenda is a letter from Mr. J.A. McAndrew, regarding the possibility of rezoning an area in the apartment building at the above address in order to permit a hair dressing salon.

2.0 BACKGROUND:

- 2.1 The subject site (see attached sketch 1) is zoned Comprehensive Development District (based on RM2 and C1 guidelines). A three-storey rental apartment building containing 54 units as well as some commercial space has been developed on this site in accordance with this zoning.

The adopted CD plan for the project designates an area on the lower level of the building, with frontage on Centaurus Circle, for commercial use (see attached sketch 2).

2.2 Mr. McAndrew's letter suggests that "the Planning Department turned down an application from a Lady who wished to open a small salon, employing possibly 3 people, after originally but mistakenly giving her their approval". In actual fact, the initial inquiry regarding the possibility of developing a hairdressing salon in the building related to the commercial area of the development, and was therefore responded to positively. Subsequently, however, the lady referred to in Mr. McAndrew's letter advised Planning staff that those commercial areas were already committed to other commercial uses, and that her proposed location was actually on the opposite side of the lobby, in the designated recreation room of the apartment building. She was therefore advised that this proposal could not be approved under the existing Comprehensive Development zoning as the total commercial space allowable within this building was already allocated, and because the recreation room was to be maintained as such for the communal use of the building's residents.

3.0 GENERAL DISCUSSION:

- 3.1 It is typical for a multi-family residential project to include communal recreational facilities as part of the development, and this is supported by Planning staff. In larger, high-rise developments, such facilities may include swimming pools, racquet ball or tennis courts and so on, while in small developments like the subject apartment building, recreation rooms which can be utilized as games rooms, workshops, meeting rooms, or party rooms, are typically provided.
- 3.2 As noted in Mr. McAndrew's letter, a rezoning amendment to the CD zoning of the subject site would be necessary to permit conversion of the apartment building's recreation room to commercial space.
- 3.3 Should the owner of the apartment building wish to pursue the above mentioned rezoning amendment, it would seem reasonable, as one aspect of reviewing its desirability, to determine the residents' opinion regarding the giving up of their recreation room to permit additional commercial facilities within the building. Indeed, the owner has attempted to do this, but his letter soliciting support from his tenants does not make it clear that the proposed hair dressing salon would be displacing the building's recreation room. Although the recreation room has not yet been made accessible as such by the owner, this fact does not affect the general desirability of providing some communal space in apartment buildings for the residents' use. Additionally, given the inherent nature of the relationship between tenant and landlord, it would appear desirable to give a more confidential opportunity for the tenants to express their opinions concerning the conversion of their recreation room space to commercial use, prior to any expression at a Public Hearing on his rezoning application.
- 3.4 Development of a beauty salon within the subject development is not considered a necessity from the point-of-view of servicing the neighbourhood. A beauty salon is currently located within the Loughheed Mall approximately 1 kilometer distant to the southeast. Additionally, vacant commercial space suitable and available for a hairdresser is located within the commercial development in the Burnaby 200 area approximately 1 kilometer northwest.

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4.0 CONCLUSION:

Given the desirability of providing and maintaining communal recreational facilities for the residents of multi-family developments, it is not recommended that the owner of the subject property be encouraged to make a rezoning amendment application for the conversion of allocated communal recreational space to further commercial space.

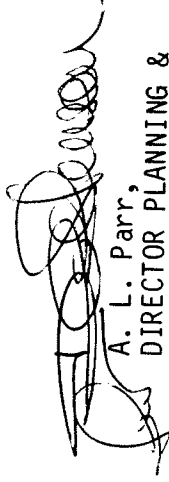
Should a rezoning application nevertheless be made and considered, however, it would be desirable to provide an opportunity for all the building's residents to express their opinion in confidence on the matter of their recreation room space being developed for commercial use. In the event that such an application were to be made, it would be staff's intention to suggest a process for achieving this in the necessary rezoning report.

This is for the information of Council.

RR

RR/DGS/g1

Atts.



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

SKETCH 2
1985 OCTOBER

9005 CENTAURUS CIRCLE
RZ# 18/80
PARTIAL GROUND FLOOR PLAN
AS ORIGINALLY APPROVED

ITEM
MANAGER'S REPORT NO. 5
64
COUNCIL MEETING 85/10/15

KEY: ORIGINAL COMMERCIAL SPACE
① GROCERY STORE 2176 SQ. FT.

SUBSEQUENTLY CONVERTED TO COMMERCIAL
② MAINTEN. STORAGE 187 SQ. FT.
③ BULK STORAGE 454 SQ. FT.
④ MANAGER'S OFFICE 132 SQ. FT.
ABOVE ARE NOW VIDEO STORE & DRY CLEANER
REQUESTED ADDITIONAL COMMERCIAL
⑤ RECREATION ROOM 560 SQ. FT.

