

RE: LETTER FROM MR. K. SACHDEVA, 4231 ALBERT STREET, BURNABY, B. C., V4C 1V1  
REGARDING REZONING REFERENCE #97/81

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 JANUARY 07

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: LETTER APPEARING ON THE AGENDA  
FROM MR. K. SACHDEVA  
REGARDING REZONING REFERENCE #97/81

RECOMMENDATIONS:

1. THAT staff be directed to bring forward a preliminary report on the first phase of the Community Plan Review by 1987 March 16 on the understanding that the report will also include a recommendation for dealing with this rezoning application.
2. THAT Mr. K. Sachdeva, 4231 Albert Street, be provided with a copy of this report.

REPORT

1.0 Background:

Mr. K. Sachdeva has written and requested that he be permitted to appear before Council in connection with his rezoning application #97/81.

This rezoning application from R5 (Residential District) to R9 (Residential District) was considered by Council on 1981 September 08. Staff recommended:

"THAT Council hold the subject rezoning application in abeyance until such time as the pending Community Plan Three review is completed."

This recommendation was approved and the application did not proceed to a Public Hearing, and the current Community Plan remains in place.

The location of the site along the north side of Albert Street is across the street from a block which is designated for high rise residential development under the Community Plan which is still in force (refer to attached sketch). For this reason, the possible expansion of the Community Plan to include the north side of Albert Street was under study and R9 rezoning in a potentially suitable future apartment area was not supported by staff.

While initial preparatory work for the Community Plan review was completed, a final report on the project has not been submitted to Council due to other priorities in the processing of development applications and planning work in other areas which have been experiencing relatively more growth pressure than the Hastings area. Mr. Sachdeva has, from time to time, been advised of the status of the work. Mr. Sachdeva has expressed the concern about this situation and has indicated his preference to obtain a rezoning of the site.

## 2.0 Current Situation:

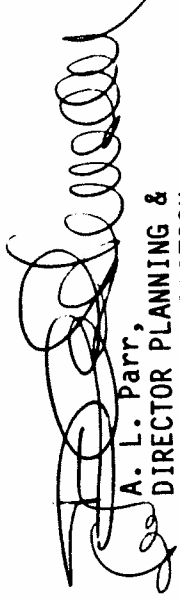
On 1986 November 03 Council authorized staff to apply to the Provincial Government for a Planning Grant Application to complete the review of the Community Plan for the Hastings Street area and the application has been submitted. Work on this project is currently in process and a preliminary report on the plan review is expected to be submitted to Council in 1987 March 16.

In addition to this Rezoning Reference #97/81 there is another R9 Rezoning Reference #104/86 (4355 Albert Street) which staff recommended be held in abeyance on 1986 November 17. Council postponed its decision in that application along with several other R9 applications.

There is also a new rezoning for a larger Comprehensive Development site at Carlton Avenue and Hastings Street (Rezoning Reference #23/86) which will be reported on 1987 January 19. These rezoning applications are affected by the fact that the plan review is in process.

Staff propose to report to Council on 1987 March 16 regarding the plan review. At this time the status of the rezoning applications in process would be assessed for possible consideration at a Public Hearing scheduled for 1987 April 22.

Mr. Sachdeva has been advised of the content of this report.

  
A. L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

BR/hr  
Attach.

ITEM (Supplementary) 9  
 MANAGER'S REPORT NO. 3  
 COUNCIL MEETING 1987/01/12

Proposed RM5 High Density Apartment Sites

- 1 -Site Area - 3.03ac.; Max. FAR - 2.2; Approximate Total Units 380;  
Population Density - 280 People/ac. (Approximate)
- 2 -Site Area - 2.80 ac.; Max FAR - 2.2; Approximate Total Units 360;  
Population Density - 290 People/ac. (Approximate)
- 3 -Site Area - 1.55 ac.; Max. FAR - 2.2; Approximate Total Units 190;  
Population Density - 280 People/ac. (Approximate)
- 7 -Site Area - 1.55 ac.; Max FAR - 2.2; Approximate Total Units 190;  
Population Density - 280 People/ac. (Approximate)
- 8 -Site Area - 0.91 ac.; Max FAR - 2.2; Approximate Total Units 100;  
Population Density - 250 People/ac. (Approximate)
- 10 -Site Area - 3.50 ac.; Max FAR - 2.2; Approximate Total Units 445;  
Population Density - 290 People/ac. (Approximate)
- 11 -Site Area - 3.40 ac.; Max FAR - 2.2; Approximate Total Units 430;  
Population Density - 290 People/ac. (Approximate)
- 12 -Site Area - 3.43 ac.; Max FAR - 2.2; Approximate Total Units 440;  
Population Density - 295 People/ac. (Approximate)
- 13 -Site Area - 3.47 ac.; Max FAR - 2.2; Approximate Total Units 445;  
Population Density - 295 People/ac. (Approximate)

4 - Existing RM3 Apartment Site

5 - Proposed C3 Commercial

6 - Hastig Street Urban Renewal Area

9 - Proposed C3 High Density Commercial

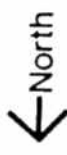
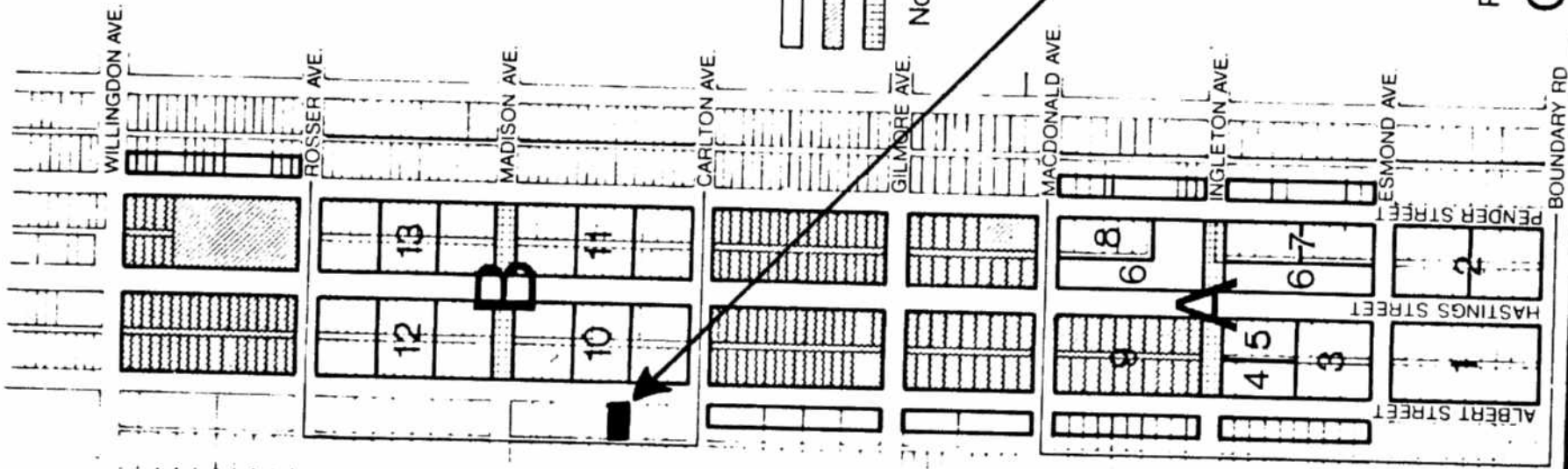
Existing & Proposed RM3 Medium Density

Proposed C3 Commercial

Major Pedestrian Links

Note: See revised subarea plan for the Urban Renewal Precinct adopted by Council on 78/01/23.

SUBJECT SITE



Ref. Date: June 1969

COMMUNITY PLAN THREE

14

Date

1981/SEPT.

Scale

Drawn By



Burnaby Planning Department

SKETCH #3

115