

RE: STATUS OF ROYAL OAK AREA DEVELOPMENT PLAN AND REZONING
REFERENCE NO. 91/86 (VICTORY STREET)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 MAY 01
FROM: DIRECTOR PLANNING &
BUILDING INSPECTION
SUBJECT: STATUS OF ROYAL OAK AREA DEVELOPMENT PLAN AND
REZONING REFERENCE #91/86 (VICTORY STREET)

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

1.0 BACKGROUND:

On 1987 April 27 Council gave Second Reading to Rezoning Reference #91/86 which is located on the south side of the 5200 block Victory Street. Council also resolved to give this project Third Reading only after the Royal Oak Area Development Plan is in place. The developer of Rezoning Reference #91/86 has expressed concern about this situation; although, for example, he must still pursue the subdivision requirements for the rezoning, which could require approximately six to eight weeks, prior to the Bylaw being advanced for Third Reading.

2.0 STATUS OF THE AREA PLAN:

In response to two earlier rezoning applications on MacPherson Avenue and Antrim Avenue (RZ#65/86 and RZ#66/86) which were considered on 1986 July 21 by Council, Council adopted a recommendation that the portion of the proposed Royal Oak Development Plan shown on the attached sketch designated for low-rise apartment use be approved, in order to permit staff to continue processing the rezoning applications. The area involved is north of the park area part of the plan which has been under further study (refer attached sketch). The approved portion of the Development Plan did include the site covered by this current rezoning application on Victory Street.

There has been on-going discussion between staff, the Parks & Recreation Commission and Council about a part of the plan area regarding the boundaries of MacPherson Park which is in the central part of the plan and is intended to serve the surrounding higher density area. It is intended that the appropriate revisions will be resolved shortly and submitted to the Commission and Council for consideration.

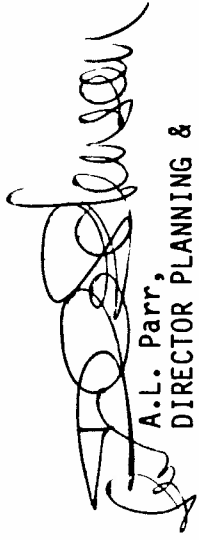
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3.0 CONCLUSIONS:

In light of the fact that the developer has yet to substantial completion the prerequisites to rezoning prior to Third Reading, it appears feasible to provide Council with the further report required for approval of the balance of the Royal Oak Area Plan prior to Third Reading, in accordance with the recent direction of Council.

The applicant has been informed of this situation.

This is for the information of Council.



A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

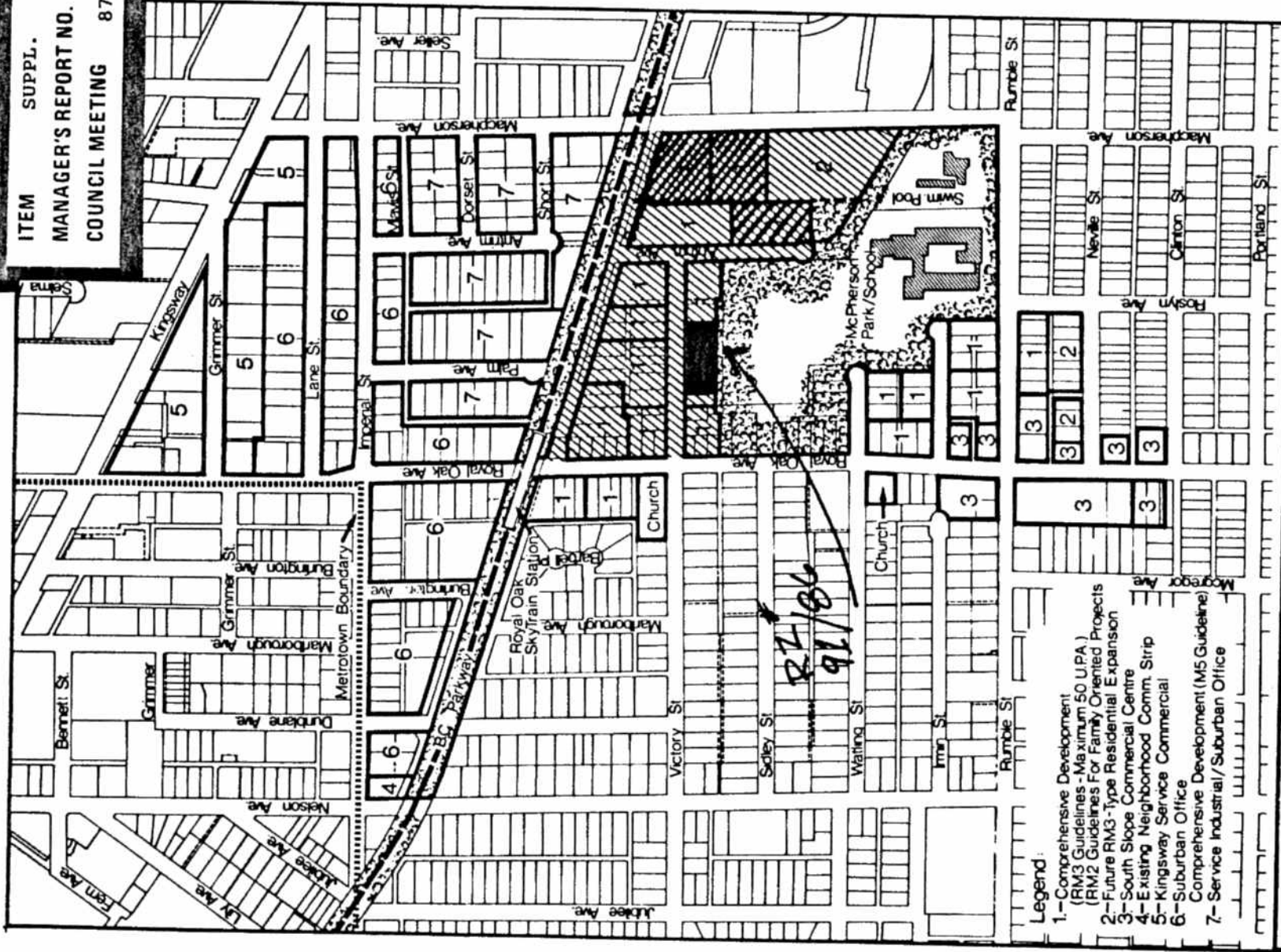
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Attachment

cc: Director Recreation & Cultural Services

ITEM 9
 MANAGER'S REPORT NO. 19
 COUNCIL MEETING 87/03/16

ITEM SUPPL. 16
 MANAGER'S REPORT NO. 31
 COUNCIL MEETING 87/05/04





- Legend:
- 1- Comprehensive Development (RM3 Guidelines - Maximum 50 U.P.A.) (RM2 Guidelines For Family Oriented Projects)
 - 2- Future RM3-Type Residential Expansion
 - 3- South Slope Residential Centre
 - 4- Existing Neighborhood Comm. Strip
 - 5- Kingsway Service Commercial
 - 6- Suburban Office
 - 7- Comprehensive Development (M5 Guideline) Service Industrial/Suburban Office

Royal Oak Study Area
 SkyTrain Station/South Slope Centre

Scale: 0 30.5 61 122 244 Metres
 0 100 200 400 800 Feet
 North
 Burnaby Planning Department Jan. 1986

Proposed
 Royal Oak
 Development
 Plan

 SUBJECT AREA DESIGNATED FOR LOW-RISE APARTMENTS

 RZ APPLICATIONS RZ # 65/86 & RZ # 66/86

SKETCH #2

1986 JULY 21

