

RE: LETTER FROM CENTRAL PARK GOSPEL HALL, WHICH APPEARED ON THE AGENDA
FOR THE MARCH 02ND MEETING OF COUNCIL (ITEM 4 J)
DEVELOPMENT SITE BOUNDED BY KINGSWAY, OLIVE AVENUE AND BARKER AVENUE
COMMUNITY PLAN ONE - METROTOWN - SUB-AREA 3

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1987 March 04

FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE:15.312.1

SUBJECT: PROPERTY ENQUIRY RELATED TO DEVELOPMENT SITE BOUNDED BY
KINGSWAY, OLIVE AVENUE AND BARKER AVENUE
COMMUNITY PLAN ONE - METROTOWN - SUB-AREA 3

=====

RECOMMENDATION:

1. THAT a copy of this report be sent to Central Park
Gospel Hall, 5826 Barker Avenue, Burnaby, B.C., V5H
2P3 and to Mr. T. Verlaan, Realty World, #442 - 4800
Kingsway, Burnaby, V5H 4J2.

R E P O R T

This department has been requested to reply to letters of inquiry submitted to Council, the first dated 1987 February 19, submitted on behalf of the Central Park Gospel Hall located at 5826 Barker Avenue and the second dated 1987 February 20 from Mr. Verlaan of Realty World with respect to a site comprising the Gospel Hall property and the three lots to the north (see attached sketch). The enquiries relate to whether the proposed development site could exclude "the two small lots at the southern end of the block", presumably 5876 and 5862 Barker Avenue, or on the other hand be solely composed of the four northern lots as indicated in Mr. Verlaan's letter.

The subject property is located within the adopted Community Plan One within a proposed apartment Site #2 on the east side of Barker Avenue between Kingsway and Olive Avenue (attached Sketch). The consolidated site would require rezoning to the Comprehensive Development District (CD) utilizing the RM5 district as a guideline. The properties encompassing this site are currently zoned RM5 but cannot be developed to the full potential of the existing RM5 district even as a fully-consolidated site due to building setbacks which could not meet standard bylaw regulations. A triangular property at 4238 Kingsway, at the Kingsway and Olive Avenue intersection, currently accommodates a Chevron self-serve gas station, is currently zoned C6A, and is a facility which could remain within the context of the adopted Community Plan One.

The consistent approach of the Municipality is to assure that remnant lots are not left out of recommended consolidated sites outlined in adopted community plan areas. If the required consolidations are not achieved, the left-out lots (locked-in lots) would retain inappropriate development relative to the adopted high-rise apartment area and these left-out lots could not achieve their full development potential for both their owners and for the Municipality as intended in the adopted community plan.

ITEM 3
MANAGER'S REPORT NO. 17
COUNCIL MEETING 87/03/09

110

The pursuance of a site consolidation of the northern four lots composed of property at 5800, 5806, 5814 and 5826 Barker Avenue would result in non-optimum use of the site with a lower maximum Floor Area Ratio in the range of 1.95. Also as a consequence, the remnant southern portion of this site could not be developed to accommodate a high rise apartment due to its small size and irregular shape, and unsuitable overlapping of apartment towers.

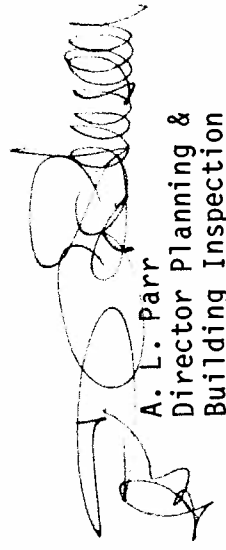
At the request of development interests, this department has also studied the Chevron gas station property and has indicated that it would be prepared to support a proposal to Council for an apartment site which combined this Chevron property with the designated site to the west, and which would also require an amendment to Community Plan One. This combined overall site would support a single large apartment tower. Due to the difficult triangular shape of this combined site, the site could not be divided into two feasible sites for two apartment towers, and even if this were possible, each tower would be very small and in our view not particularly economically attractive.

A Council enquiry was also made as to whether the overall site could be phased. In response, phasing is useful where the overall site is developed comprehensively and owned in total by a single developer. For generally scheduling and marketing reasons, phasing assists in allowing a developer to configure his proposal into two or more parts whereby one part of his proposal is often substantially lower in density than another part of his proposal.

This department is currently in touch with development interests who believe that the entire site can be consolidated.

This is considered a high profile site along Kingsway and within sight of the Patterson SkyTrain Station reemphasizing the importance of maintaining a comprehensive high-quality approach to the redevelopment of this site in conformance with the adopted Community Plan One.

This is for the information of Council.

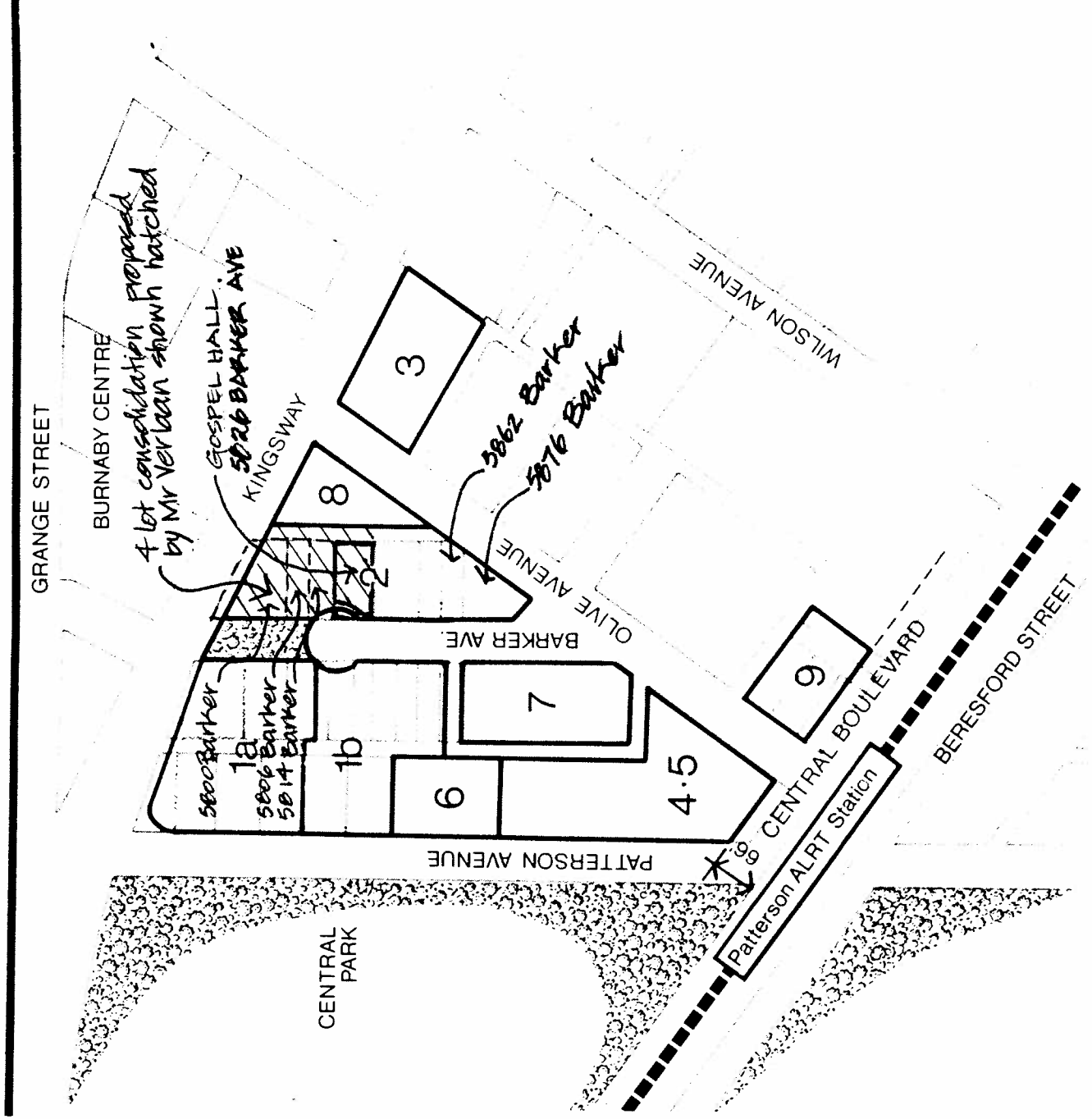


A. L. Parr
Director Planning &
Building Inspection

KI:lf

Attachment

ITEM 3
 MANAGER'S REPORT NO. 17
 COUNCIL MEETING 87/03/09



- Site 1a - Existing Comprehensive Development - CD - (RM5 Guideline)
 Rezoning Reference Number 111/80
- Site 1b & 2 - Comprehensive Development - CD - (RM5 Guideline)
- Site 3 - Existing Comprehensive Development - CD - Plan
 Rezoning Reference Number 74/73
 (Combined RM5 and C3 Guideline)
- Sites 4&5 - Now Combined
 Existing Comprehensive Development - CD - Plan
 Rezoning Reference Number 26/73; 28/77
- Sites 6&7 - Existing RM3 Frame Apartments
- Site 8 - Existing Service Station
- Site 9 - Comprehensive Development - CD - (RM3 Guideline)

Updated to 1985 March.
 Ref. Date : 1970 January RZ Number 30/69

COMMUNITY PLAN ONE

