

ITEM	9
MANAGER'S REPORT NO.	69
COUNCIL MEETING	87/11/09

RE: LETTER FROM MR. T.T. TOWNS, PRESIDENT, TOWNS AGENCIES LTD., WHICH APPEARED ON THE AGENDA FOR THE OCTOBER 26TH MEETING OF COUNCIL (ITEM 4 D) DEVELOPMENT INQUIRY FOR PROPERTY AT 4325 AND 4289 KINGSWAY, 5757, 5775 AND 5791 CHAFFEY AVENUE - METROTOWN - AREA 3

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 NOVEMBER 03
 FROM: DIRECTOR PLANNING & BUILDING INSPECTION
 SUBJECT: DEVELOPMENT INQUIRY
 PROPERTY AT 4325 AND 4289 KINGSWAY,
 5757, 5775 AND 5791 CHAFFEY AVENUE
 METROTOWN - AREA 3

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RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. T. Towns, Towns Agencies Ltd., 4289 Kingsway, Burnaby, B.C., V5H 1Z5.

R E P O R T

This department has been requested to reply to an item of correspondence from Mr. T. Towns of Towns Agencies Ltd., dated 1987 October 19, which was received by Council at its meeting of 1987 October 26.

Mr. Town's letter refers to a development site in Metrotown - Area 3, Secondary Mixed-use area between Kingsway and Grange Street, which encompasses the properties on both sides of the existing Chaffey Avenue (see attached sketch). In line with the adopted Metrotown road network, Chaffey Avenue between Kingsway and Grange Street is required to be relocated to the Wilson Avenue alignment, thereby achieving desirable continuity between Central Boulevard and Grange Street. The overall development site is in two major ownerships - Mr. Towns (one-third) owning the four properties on the west side of Chaffey Avenue and Sunlife (two-thirds) owning the large property on the east side of Chaffey Avenue. The site is currently zoned Comprehensive Development District (CD) (R.Z. #7/72) in accordance with existing development (a long-term care facility, three residences and a one-storey retail building). This Rezoning #7/72 CD zoning bylaw, which had been granted Final Adoption on 1972 May 15, had been applied to prevent inappropriate piecemeal development of the site not in keeping with the Kingsway Town Centre concept which predated Metrotown.

The amended Metrotown Development Plan adopted by Council on 1987 September 21 proposes that the northern half of the subject overall site adjacent Grange Street be developed for high-density apartments and the southern half be developed for mixed high-density apartment and commercial development. The "concept" of March 11 referred to in Mr. Towns' letter involves property exchanges to facilitate the implementation of the Metrotown Development Plan.

The essential nature of Mr. Towns' letter is that as there has been no positive response from Sunlife on a cooperative proposal, Towns Agencies desires to pursue independent redevelopment of the Towns' properties.

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In reply, this department has been pursuing a redevelopment approach to the subject site of mutual benefit to both Towns Agencies and Sunlife for some time. This department has been in continuing contact with Sunlife representatives and has just sent a further clarifying letter to Sunlife for their consideration. With respect to this recent correspondence, we will be contacting Sunlife to arrange a meeting to discuss redevelopment options at their earliest convenience.

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The existing CD zoning over the subject site established by Council to protect the Kingsway Town Centre (Metrotown) concept continues to be germane. For example, the width of the Towns' properties is narrow and not easily supportive of high density development on their own; the close proximity of the existing 25-storey Burnaby Centre apartment tower just to the west requires the careful positioning of tall buildings on the subject site; and there is the need to preclude any access from Chaffey Avenue which is to be closed, to minimize direct access off Kingsway, and to achieve the relocation of Chaffey Avenue to the Wilson Avenue alignment. Appropriate high density development of the subject site in accordance with the adopted Metrotown Development Plan could not be achieved without involving both major land owners.

This department will contact Mr. Towns after the proposed meeting with Sunlife representatives to further discuss the redevelopment options for the subject site.

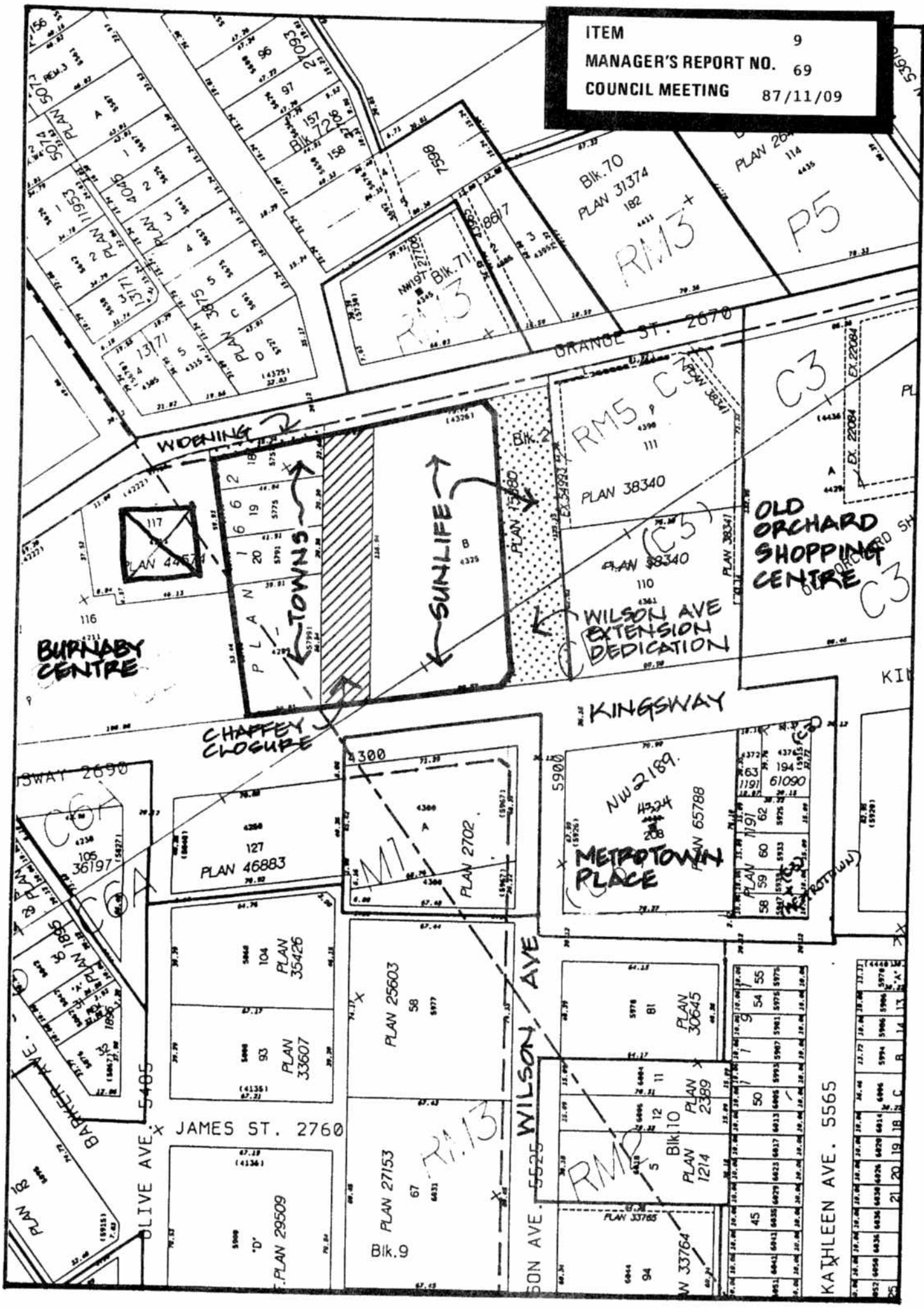
This is for the information of Council.


A. L. Parr
Director Planning &
Building Inspection

KI:lf

Attachment

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 COUNCIL MEETING 87/11/09



Date
 FEB/07.

Scale
 1:2000

Drawn By



THE CORPORATION
BURNABY
 Planning &
 Building Inspection
 Department

DEVELOPMENT SITE
 4325 & 4289, KINGSWAY
 5757, 5775, & 5791 CHAFFEY AVE
 METROTOWN - AREA 3



REQUIRED DEDICATIONS PROPOSED P/W CLOSURE

