

ITEM
MANAGER'S REPORT NO. 7
COUNCIL MEETING 41
88/06/13

RE: LETTERS FROM N.R.S. WESTBURN REALTY LTD., 5489 KINGSWAY, BURNABY, AND
TAINA GROUP OF COMPANIES, 1820 BURRARD STREET, VANCOUVER, B.C.
REZONING APPLICATION NO. 36/88 ON ROYAL OAK AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 JUNE 08

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: LETTERS APPEARING ON THE AGENDA FROM N.R.S WESTBURN REALTY LTD.
AND TAINA GROUP OF COMPANIES REGARDING THEIR
REZONING APPLICATION #36/88 ON ROYAL OAK AVENUE

RECOMMENDATION:

1. THAT a copy of this report be sent to N.R.S. Westburn Realty Ltd., 5489 Kingsway, Burnaby, B.C., V5H 2G1, and Taina Group of Companies 1820 Burrard Street, Vancouver, B.C., Canada, V6J 3H1.

R E P O R T

1.0 BACKGROUND:

Letters appear on the agenda from N.R.S. Westburn Realty Ltd. and the Taina Group of Companies regarding Rezoning Reference #36/88 related to the Royal Oak Development Plan Area. These companies are involved in that the first, Westburn Realty, assembled six lots involved for redevelopment and the Taina Group has, as the developer, applied to rezone the land in order to construct a low-rise apartment building.

On 1988 May 24 Council received a report from the Planning and Building Inspection Department outlining that, since the adoption of the Royal Oak Development Plan in 1987, the Burnaby School Board has initiated discussions regarding the development of a major new educational facility on the present McPherson Park/School site.

Council then adopted the following recommendation:

"THAT staff be directed to obtain more information for Council on the requirements of the School Board before advancing further with this rezoning application."

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2.0 EXISTING SITUATION:

On 1988 May 24 the School Board made a decision that the McPherson site is to be the location of the Burnaby 2000 project. The School District has now engaged an architectural consultant who has initiated the process of reviewing the specific site requirements for the proposed school facility. School District staff are aware of the urgency of this matter in relation to the subject rezoning and have requested the consultant to address the matter of the Royal Oak frontage requirements on a priority basis. A response from the consultant on this aspect of the site review is expected within approximately two to three weeks.

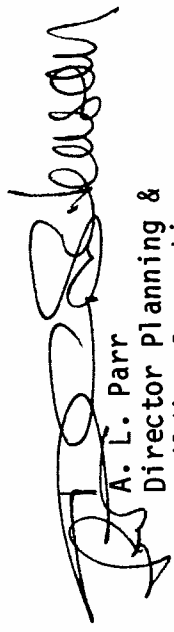
The developer and the land owners are understandably concerned about the uncertainty as to whether or not it will be possible for them to proceed with this rezoning application. The School District is aware of the situation and is making every effort to bring this aspect of the site discussion to a rapid conclusion. Discussions between the District and Municipal staff have reflected the need for urgency in the decision making process.

Upon receipt of the School District's conclusions on this matter, Council will be provided with a staff recommendation in relation to the subject rezoning.

JSB:BR:1f

cc: Superintendent of Schools, Burnaby
Dr. E. Froese

Director Recreation & Cultural Services


A. L. Parr
Director Planning &
Building Inspection