

ITEM	12
MANAGER'S REPORT NO.	32
COUNCIL MEETING	88/05/02

RE: REZONING REFERENCE NO. 11/88
5412, 5438 & 5462 PATTERSON 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 April 27

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #11/88
5412, 5438 AND 5462 PATTERSON AVENUE (SEE ATTACHED SKETCHES)

RECOMMENDATION:

1. THAT the Planning and Building Inspection Department be authorized to work with the applicant towards a plan of development for the subject site excluding 5480 Patterson Avenue and suitable for presentation to a Public Hearing, on the understanding that a more detailed report will be submitted at a later date.

R E P O R T

1.0 BACKGROUND

- 1.1 As noted in our report when this rezoning application was initially considered by Council on 1988 March 21, 5480 Patterson Avenue was not included in the site. This property is included in the site assembly shown on the adopted Plan for the area (see attached Sketch 1) and it was considered that its exclusion did not result in the optimum site assembly pattern. Council adopted a recommendation authorizing staff to meet with the applicant to encourage him to continue negotiations towards inclusion of the subject property in his site assembly for rezoning and redevelopment.

- 1.2 The owner of 5480 Patterson Avenue has now advised the applicant's agent and staff that this subject property (which is currently occupied by a legally non-conforming rest home) is not available for sale at the present time.

2.0 GENERAL OBSERVATIONS

- 2.1 The proposed form of redevelopment under Comprehensive Development rezoning based on RM1 guidelines is consistent with the adopted Plan for the area. If rezoning and redevelopment is to proceed on the basis of the current site assembly, the excluded property (5480 Patterson Avenue) should be included in the future site assembly to the south for CD (RM3) rezoning and redevelopment, in order to avoid creation of a locked-in lot (see attached Sketch 2). It is considered that due to the higher density, inclusion of the subject rest home property in the future CD (RM3) assembly may be potentially more economically viable than its inclusion in the current CD (RM1) assembly. It is therefore recommended that staff be authorized to work with the current applicant towards a plan of development on the basis of the current site assembly, excluding 5480 Patterson Avenue.

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- 2.2 An estimate of required servicing costs will be obtained from the Director Engineering. This will include, but not necessarily be limited to, the widening of Bond Street adjacent to the site to 11 m (36 ft.) standard, and provision of ornamental street-lighting on both Bond Street and Patterson Avenue.

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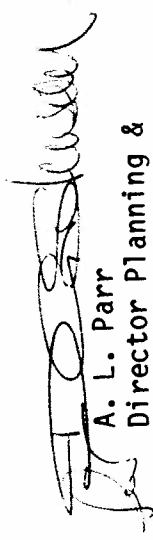
- 2.3 Undergrounding of existing overhead wiring along Bond Street will be required if feasible.
- 2.4 A Neighbourhood Parkland Acquisition Charge, which is currently \$884 per unit, will apply to this development.
- 2.5 Vehicular access will be from Bond Street only.
- 2.6 The proposed development will comply with the applicable Council-adopted Condominium Guidelines.
- 2.7 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing to a Public Hearing.

3.0 CONCLUSION

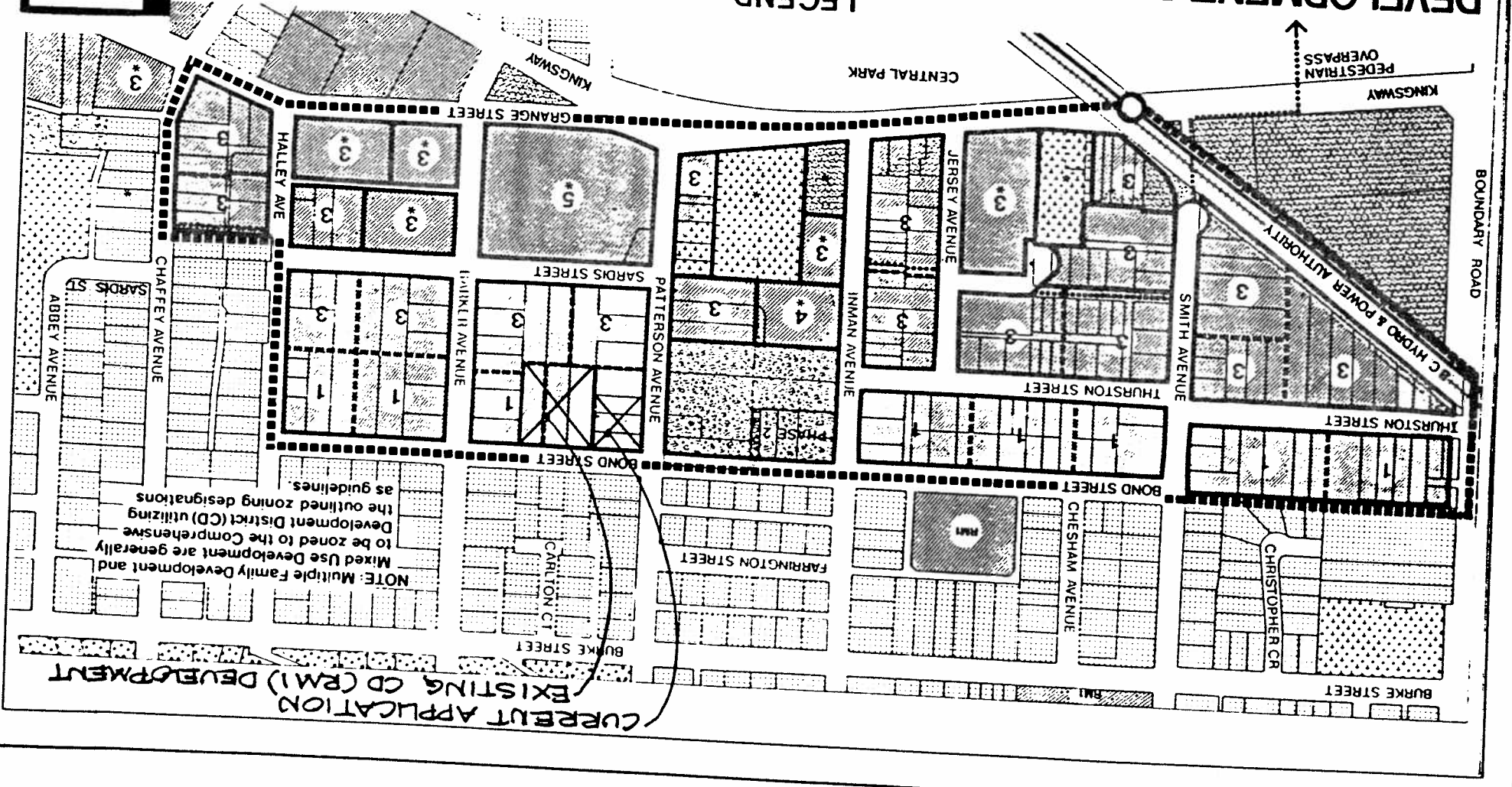
It is not possible to include 5480 Patterson Avenue in the current site assembly, and it is recommended that staff be authorized to work with the applicant towards a suitable plan of development for the site excluding this property. In the future, the subject lot should be included in the site assembly to the south.

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RR:1f

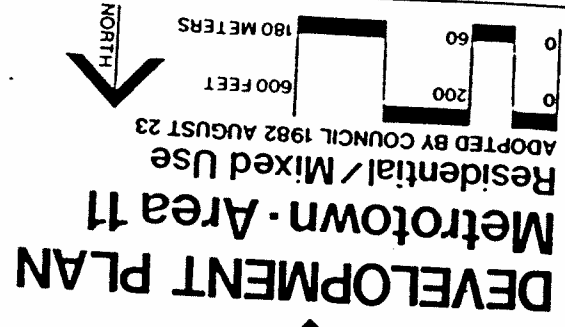
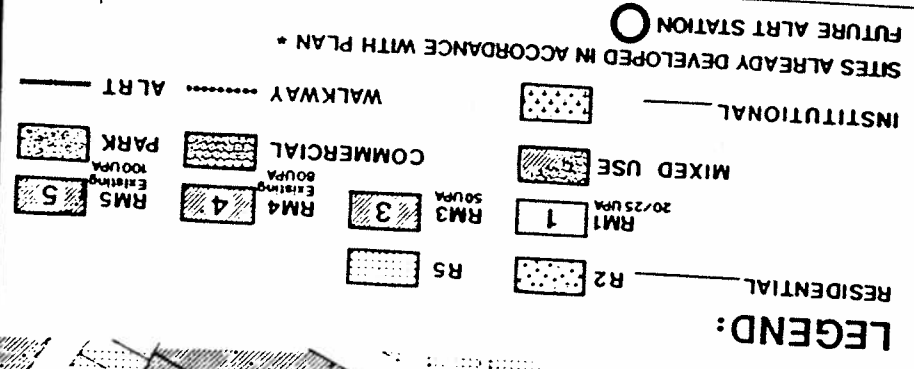
Attachments


A. L. Parr
Director Planning &
Building Inspection

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NOTE: Multiple Family Development and Mixed Use Development are generally to be zoned to the Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.



Date: 1988 MARCH
 Scale:
 Drawn By:

BURNABY
 Planning & Building Inspection Department

RZ # 11/88

SKETCH 1

