

ITEM 6
MANAGER'S REPORT NO. 38
COUNCIL MEETING 88/05/24

RE: LETTER FROM MR. K. SACHDEVA, 11409 - 79A AVENUE, DELTA, B.C., V4C 1V1
REZONING APPLICATION NO. 97/81 (R9 APPLICATION; 4231 ALBERT STREET)

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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RZ #97/81

DATE: 1988 May 19

TO: MUNICIPAL MANAGER

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: LETTER APPEARING ON THE AGENDA FROM MR. K. SACHDEVA REGARDING
REZONING APPLICATION #97/81 (R9 APPLICATION; 4231 ALBERT STREET)

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RECOMMENDATIONS:

1. THAT this report be received for the information of Council.

REPORT

1.0 BACKGROUND

In 1981 Mr. Sachdeva made application to rezone his property at 4231 Albert Street from R5 to R9 to permit the subdivision of the site into two 33 foot lots. The site lies adjacent to the boundary of the adopted 1969 Community Plan area. On 1981 September 08 Council adopted the recommendation that this application be held in abeyance until such time as the Community Plan Three review was completed.

On 1987 January 12, Mr. Sachdeva appeared before Council to request that action be taken on his rezoning application. Staff advised at this time that a report with a draft version of the Hastings area Community Plan would be submitted to Council. This report with the draft revised plan was considered by Council on 1987 March 16. At that time Council approved the recommendation that Mr. Sachdeva's application be held in abeyance along with another R9 rezoning (RZ #104/86) until an amended plan was approved by Council. The reason for this was that the draft plan included the site of RZ #97/81 in a proposed low rise (RM3) apartment area along the north side of Albert Street.

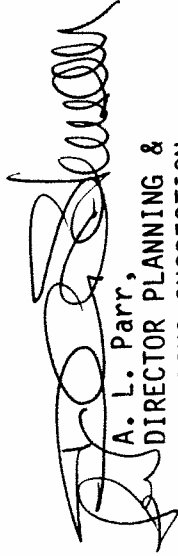
If a plan for low rise apartment designation of the area is to be implemented, the construction of two new dwellings under the R9 zoning category would hamper the future lot assembly. While it is recognized that there are some replacement houses in the block that date back to the 1970's and later, there are presently no R9 zones in this block. There are however, existing three storey apartments on the same side of the 4100 block and 4400 block Albert Street. The proposal in the draft plan to allow the infill of these two blocks with low rise apartments seems logical and was not commented upon by the public during the plan review process in the summer of 1987.

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On 1987 September 08 the draft plan was presented to Council for adoption; however the recommendation was tabled and referred back to staff for further consultation with the merchants and residents in the area (refer attached Sketch 2). The situation is currently that staff continue to work on the review process, and following the consultation with the merchants and residents, a further report will be submitted.

3.0 CONCLUSIONS:

As noted above, the draft plan does include Mr. Sachdeva's property as part of the low rise apartment area proposed as infill on the north side of Albert Street. Staff have consistently recommended that Council not alter the status of the site pending completion of the review of the plan. It seems clear that taking an action such as permitting an R9 rezoning, that could impede desirable redevelopment in a block that is considered appropriate for infill low rise development, would not be in the best interests of the area.



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

BR/ds

Attach.

ITEM SUPPL. 15
 MANAGER'S REPORT NO. 19

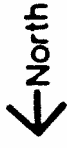
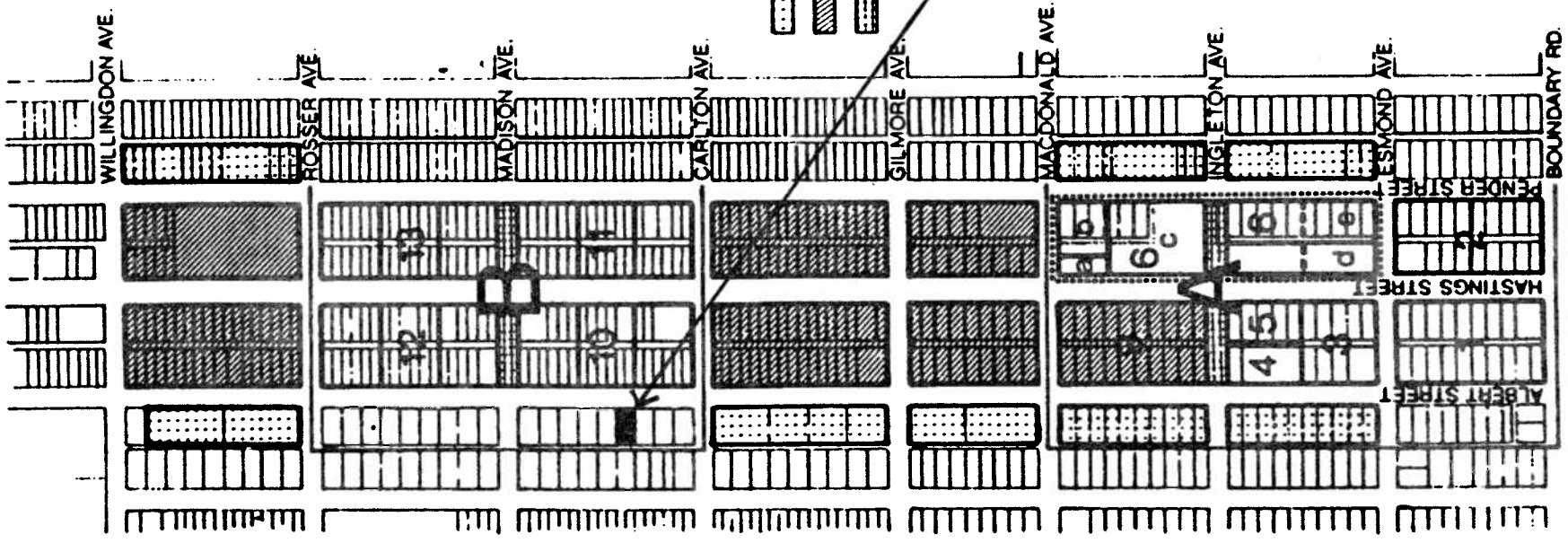
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- Proposed RM5 High Density Apartment Sites**
- 1 - Existing Comprehensive Development CD (RM5 & C3 guidelines) Rezoning Reference Number 1/80
 - 2 - Site Area - 2.80 ac.; Max FAR-2.2; Approximate Total Units 360; Population Density - 290 People/ac. (Approximate)
 - 3 - Site Area - 1.55 ac.; Max FAR - 2.2; Approximate Total Units 190; Population Density - 280 People/ac. (Approximate)
 - 10 - Site Area - 3.50 ac.; Max FAR - 2.2; Approximate Total Units 445; Population Density - 290 People/ac. (Approximate)
 - 11 - Site Area - 3.40 ac.; Max FAR - 2.2; Approximate Total Units 430; Population Density - 290 People/ac. (Approximate)
 - 12 - Site Area - 3.43 ac.; Max FAR - 2.2; Approximate Total Units 440; Population Density - 295 People/ac. (Approximate)
 - 13 - Site Area - 3.47 ac.; Max FAR - 2.2; Approximate Total Units 445; Population Density - 295 People/ac. (Approximate)

- 4 - Existing RM3 Apartment Site
- 5 - Proposed C3 Commercial
- 6 - Hastings Street Urban Renewal Precinct

- a. Public Square - 0.22 ac.
- b. Community / Institutional - 0.70 ac.
- c. Comprehensive Development - 2.2 ac. CD (RM4 & C2 guidelines) Rezoning Reference No. 142/81
- d. Comprehensive Development - 1.17 ac. CD (C2 guidelines)
- e. Comprehensive Development - 1.62 ac. CD (RM4 guidelines)

- 9 - Proposed C3 High Density Commercial
- Existing & Proposed RM3 Medium Density
- Proposed C3 Commercial
- Major Pedestrian Links



Updated to 1985 March
 Ref. Date: June 1969



COMMUNITY PLAN THREE

EXISTING COMMUNITY PLAN

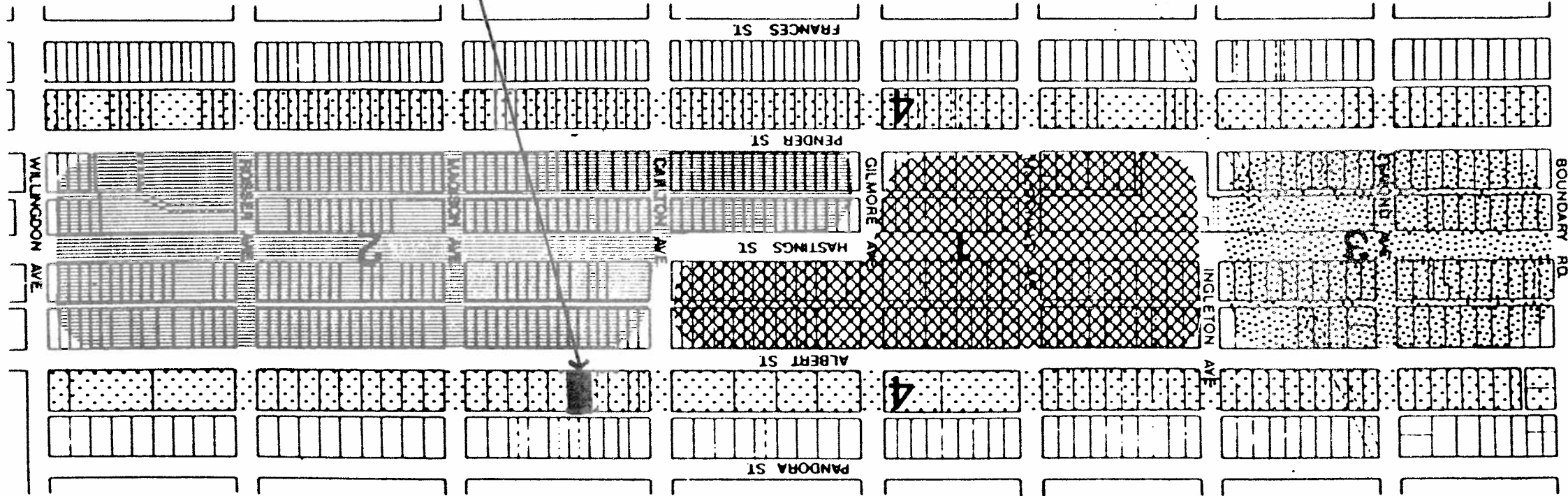
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sketch 1

HASTINGS STREET AREA PROPOSED DRAFT CONCEPT PLAN COMMUNITY PLAN

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3 HIGH RISE RESIDENTIAL RM4/C1
 1 LIMITED COMMERCIAL RM4/C2
 2 COMMERCIAL CORE C1/C2
 4 LOW RISE RESIDENTIAL RM3