

ITEM SUPPLEMENTARY 17
MANAGER'S REPORT NO. 15
COUNCIL MEETING 88/02/29

RE: REZONING OF A PORTION OF REM. 6 EXC. REF. PLAN 14874 AND EXC. OCCUPIED PORTION, DL 85, PLAN 11109 (HART HOUSE) FROM P3 (PARK AND PUBLIC USE DISTRICT) TO CD (COMPREHENSIVE DEVELOPMENT) BASED ON P2 (ADMINISTRATION AND ASSEMBLY DISTRICT GUIDELINES)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: Municipal Manager DATE: 1988 February 23
FROM: Director Planning & Building Inspection OUR FILE: RZ 9/88
SUBJECT: Rezoning of a Portion of Rem. 6 Exc. Ref. Plan 14874 and Exc. occupied portion, D.L. 85, Plan 11109 (Hart House) from P3 (Park and Public Use District) to CD (Comprehensive Development) based on P2 (Administration and Assembly District Guidelines).

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Recommendation:

THAT a rezoning by-law be prepared and advanced to First Reading on 1988 February 29 and to a Public Hearing on 1988 March 22 at 19:30 h.

R E P O R T

1.0 BACKGROUND:

- 1.1 The Municipality has, on a few occasions, invited proposals to lease the Hart House for the development of a quality restaurant. The latest proposal call, authorized by Council on 1987 11 02 included changes to the Terms of Reference that made the proposal more attractive to prospective restaurant operators. This proposal call has resulted in the identification of an acceptable proponent. A report requesting Council authorization to advance the proposal is contained elsewhere on this agenda.
- 1.2 At its meeting of 1987 11 02, Council recommended that a rezoning to Comprehensive Development for a 'footprint' area around and including the Hart house and ancillary buildings be initiated to more specifically accomodate the proposed restaurant. This report initiates the rezoning process. (Refer to attached sketches shown as Figures 1 and 2.)

Municipal Manager

re: Rezoning of a Portion of Rem. 6 Exc. Ref. Plan 14874 and Exc. occupied portion, D.L. 85, Plan 11109 (Hart House) from P3 (Park and Public Use District) to CD (Comprehensive Development) based on P2 (Administration and Assembly District Guidelines).

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2.0 SITE OBSERVATIONS

- 2.1 The subject site is occupied by a large heritage mansion in a landscaped setting. The mansion sits on the crest of a low hill that slopes gently towards the shores of Deer Lake on the south side, and towards Canada Way and Sperling on the north side. The lands west and north of the site form part of the Burnaby Village Museum site. Of the two lots east of the site, one is occupied by the United Church, while the other elongated lot is owned by the Municipality. Vehicular access is presently from Deer Lake Avenue.

3.0 GENERAL COMMENTS

- 3.1 The proposed rezoning of the 'footprint' of Hart house, ancillary buildings and the parking lot from P3 (Park and Public Use) to CD (Comprehensive Development) based on P2 (Administration and Assembly District) guidelines will restrict the use of the site to a restaurant use.
- 3.2 The subject rezoning reflects the long term land use objectives of the Deer Lake Park area and will also facilitate the development and lease of the Hart House for a restaurant that is complementary to Deer Lake Park.

4.0 CONCLUSION

It is recommended that Council give favorable consideration to this rezoning request.

The proponent has proposed a schedule of development that would permit the restaurant to open in the summer of 1988. In order to meet this schedule, it is necessary that the rezoning by-law be forwarded to the Public Hearing scheduled for 1988 March 22. To meet the requirements of the Public Hearing the zoning by-law must receive first reading at this Council meeting. The rezoning by-law appears elsewhere on this agenda.

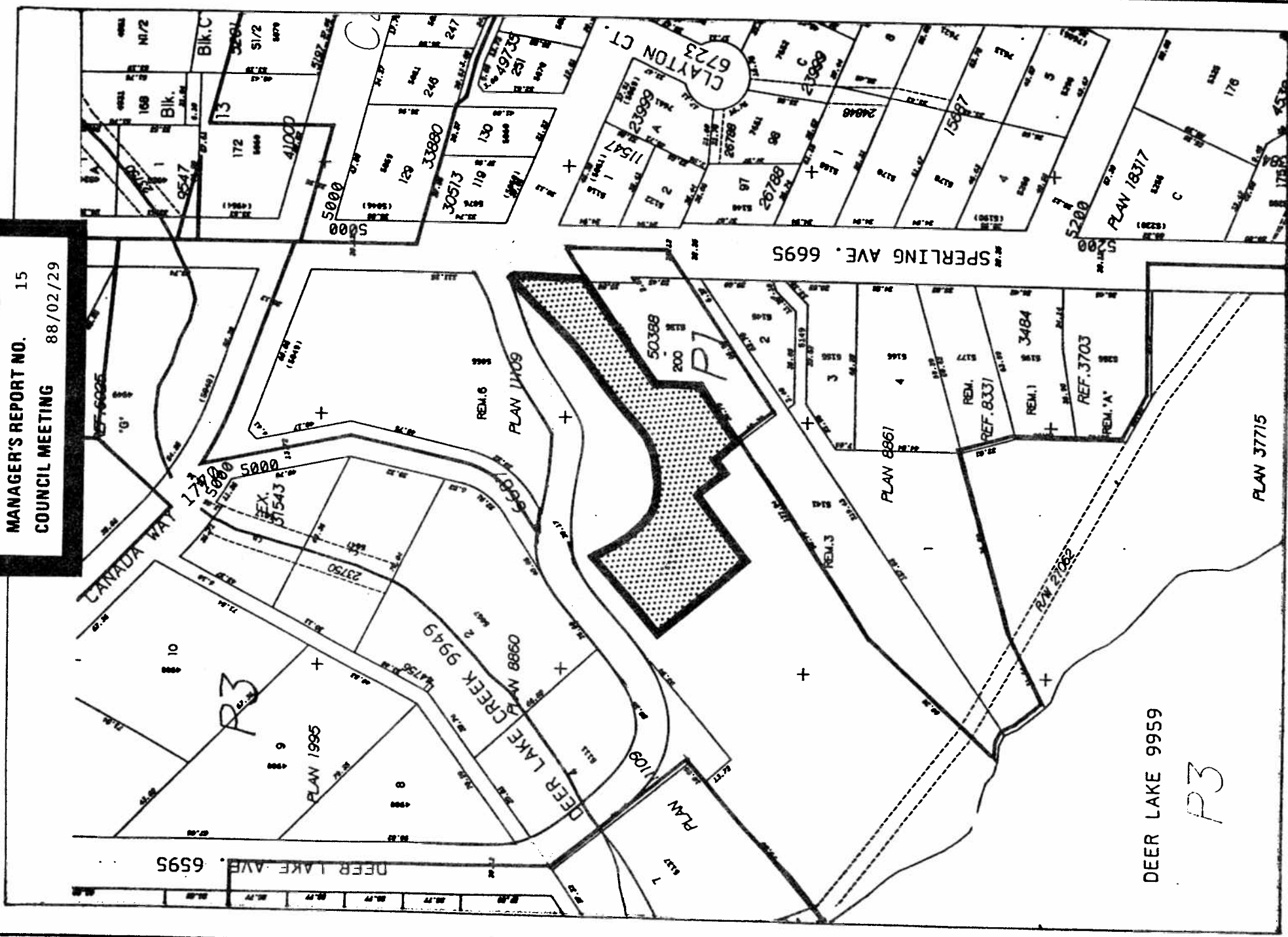
BG/pja

Attachments



A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

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Date:

1988 FEBRUARY

Scale:

1:2000

Drawn By:

PJA



Planning &
Building Inspection
Department

R.Z. # 9/88

LOCATION SKETCH



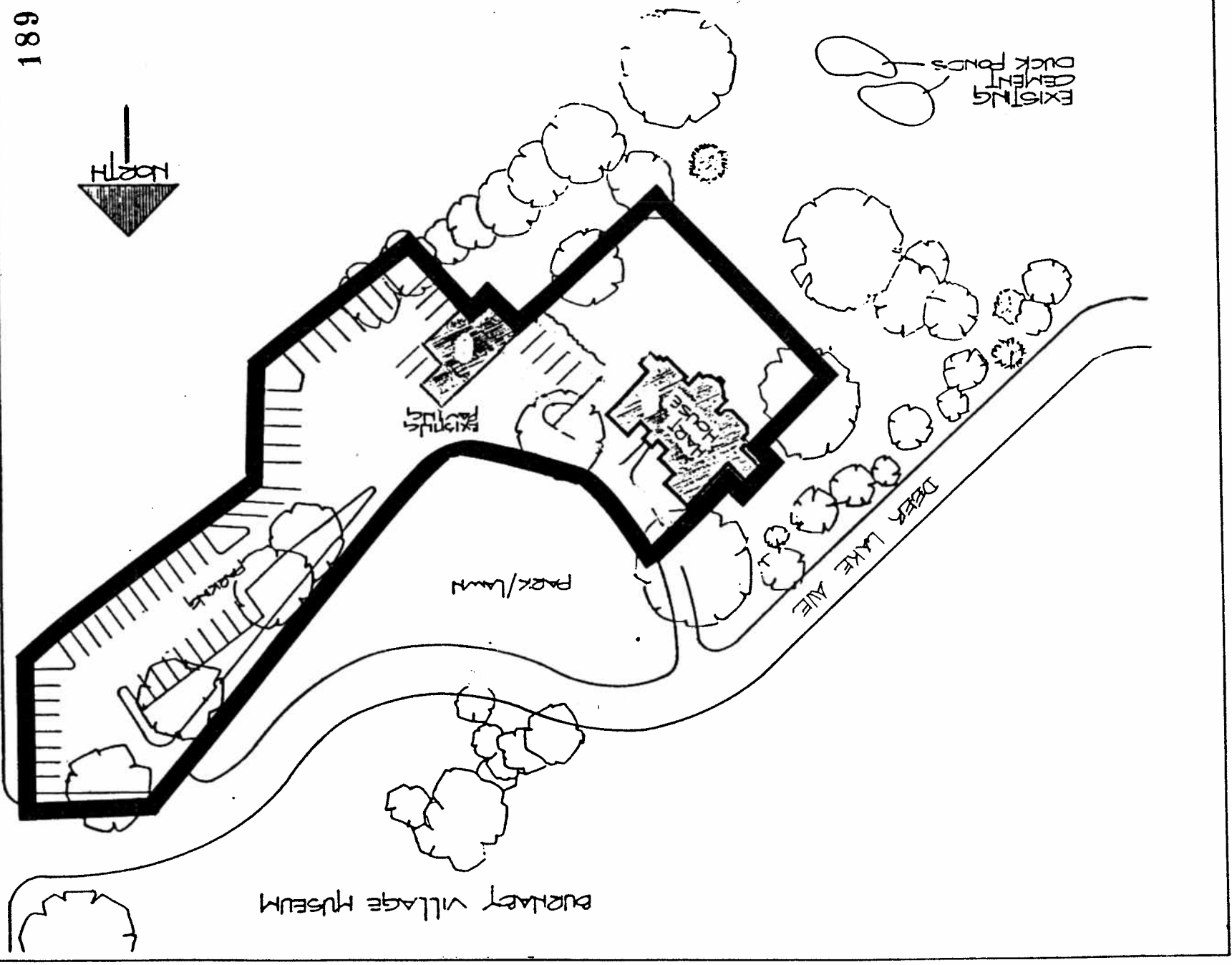
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FIGURE 1

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SPELINS AVE

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Date:
1988 FEBRUARY

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PROPOSED SITE

FIGURE 2