

ITEM	13
MANAGER'S REPORT NO.	10
COUNCIL MEETING	88/02/08

RE: LETTER FROM MR. P. HERRING, 5637 BOOTH AVENUE, BURNABY, B.C., V5H 3N6  
BLOCK BOUNDED BY GRANGE, SUSSEX, HAZEL AND MCKAY - METROTOWN AREA I

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 FEBRUARY 03

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: SCHEDULED DELEGATION TO COUNCIL (1988 02 08)  
RELATED TO BLOCK BOUNDED BY GRANGE, SUSSEX, HAZEL AND MCKAY  
METROTOWN - AREA I - THE CORE (SEE ATTACHED SKETCH)

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RECOMMENDATION:

1. THAT a copy of this report be forwarded to Mr. P. Herring, 5637 Booth Avenue, Burnaby, B.C., V5H 3N6.

R E P O R T

Appearing on this Agenda is an item of Correspondence dated 1988 02 02 from Mr. P. Herring with a request to appear as a delegation. Relative to a number of points in the submitted letter, it is considered appropriate that some background information be provided to Council.

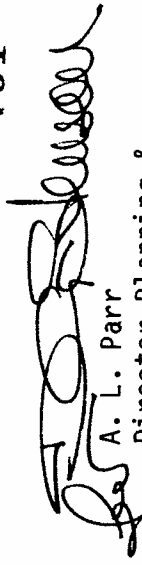
- a) The letter refers to the suggested rezoning of the area bounded by Grange, Sussex, Hazel and McKay.
- In reply, it is noted that there is no current rezoning proposal for any portion of the subject area. However, from time to time, staff have handled inquiries regarding the development potential of the subject area.
- c) The letter states that the subject area is currently zoned R5 and is suggested for RM5 and C3 high-rise but requests that any future rezoning in the subject area be limited to three-storey development.

In reply, it is correct that the existing zoning is primarily R5 Residential, reflecting the historic development in the subject area, although a small portion of the area adjacent Sussex Avenue is currently zoned P2 (post office) and C3 (1 storey office building). Redevelopment of the subject area would be handled under the Comprehensive Development (CD) zoning category utilizing the RM5 District as a guideline. The redevelopment potential of this and other core and sub-core areas had been examined as part of the recent Metrotown Development Plan review process carried out by staff in 1987 which included the holding of an Open House and a public meeting of Council. This review process resulted in the adoption by Council of an amended Metrotown Development Plan on 1987 September 21 which, in the case of the subject core-related area, deleted the C3 commercial use but reaffirmed the RM5 designation for slim, point-block, apartment towers on well-landscaped sites on the south side of Grange Street across from the existing low-rise apartments on the north side of Grange Street. Constructed development to date along the south side of Grange Street has developed according to these RM5 guidelines. Changes to the currently adopted Metrotown Development Plan are not considered appropriate and could not be supported, particularly in light of the extensive review and amendment process which has only recently been completed.

This is for the information of Council.

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AP  
KI:lf  
Attachment

  
A. L. Parr  
Director Planning &  
Building Inspection

# Metrotown

The Corporation of the  
District of Burnaby

## Composite Sketch of Development Guidelines

Completed or Rezoned  
in accordance with  
Development Guidelines



● Particular clarification of  
guidelines is required  
with Current Planners for  
any serious development  
inquires utilizing these  
designated guidelines.  
⑥ - Projects identified by a "square"  
are rezoned but as  
unconstructed.

- Legend**
- 1 - CD (RM1)
  - 2 - CD (RM2)
  - 3 - CD (RM3)
  - 4 - CD (RM4)
  - 5 - CD (RM5)
  - 6 - CD (RM5/C3)
  - 7 - CD (C3 use guideline)
  - 8 - CD (RM3/C1)
  - 9 - CD (RM4/C2)
  - 10 - Public Assembly
  - 11 - CD (P2)
  - 12 - CD (RM3/Inst)
  - 13 - RM2
  - 14 - RM3
  - 15 - RM4
  - 16 - R6
  - P3 - CD (RM5) -
  - P1 - Succession Precinct

Planning and Building Inspection Department

Updated to 1987 NOVEMBER

