

ITEM	12
MANAGER'S REPORT NO.	70
COUNCIL MEETING	93/11/29

TO: CITY MANAGER 1993 NOVEMBER 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED RM3-ZONED APARTMENT
6739, 6710, 6692 AND 6676 NELSON AVENUE
COMMUNITY PLAN FOUR - METROTOWN AREA 6

PURPOSE: To inform Council of a proposed low-rise apartment in accordance with the existing RM3 zoning district within Community Plan Four.

RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

This department is in receipt of a proposal to develop a low-rise apartment in accordance with the prevailing RM3-District zoning, but not in line with the currently adopted Community Plan Four, for a site on the east side of Nelson Avenue north of Imperial Street (see attached Sketch #1). The proposed site encompasses the consolidation of the four lots at 6676, 6692, 6710 and 6730 Nelson Avenue with a total area of 24,450 sq.ft. (122.2 ft. wide by 200 ft. long). The four lots currently accommodate three single-family dwellings and a small 2-storey apartment at 6676 Nelson Avenue.

The proposed site is located within the adopted-Community Plan Four (Metrotown Area 6). In 1972, Community Plan Four was adopted indicating the area bounded by Imperial, Nelson, Bennett and Marlborough as an existing RM3-apartment area. The area is largely developed with low-rise apartment with some remaining single-family dwellings particularly between Nelson and Dunblane, a row-house development on Grimmer Street, and Lobley Park.

In 1985, Council had authorized staff to review the area bounded by Nelson, Kingsway, Royal Oak and Imperial with a view to pursuing amendments to Community Plan Four. This study had been pursued in response in part to developer interest in higher-density RM5-type apartment development in the area. The growing intensification of commercial and apartment development within the Metrotown area including the advent of SkyTrain and Bonsor Park developments suggested that the possible intensification of residential development on appropriate sites had merit.

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In 1985 August, Council adopted an amended Community Plan Four (see attached Sketch #2), which indicated higher-density RM5-type apartments on suitable sites, subject to their individual assessment as to their appropriateness for the area bounded by Nelson, Bennett, Marlborough and Imperial. It was acknowledged that the established existing low-rise apartments would remain for some time but that two identified sites, A and B, which predominantly accommodate existing single-family dwellings could be considered the priority RM5-type sites.

Since adoption of the amended Community Plan Four, no rezoning applications have been received for RM5-type developments in this area. However, as indicated a low-rise apartment is currently proposed encompassing the four lots at 6676, 6692, 6710 and 6730 Nelson Avenue in accordance with the existing RM3 District zoning. All RM3 District zoning requirements would be met by this site. Two single-family dwellings and a small apartment remain to the north for either a consolidated site for a future RM3-type apartment or an infill site comprising the two single-family dwelling lots. Existing low-rise apartments border this site across the lane to the east and south. The complete assembly of all properties encompassing the designated Site B(Sketch #2) does not appear possible at this time. It is noted that the site with a width of 122 feet is not an ideal width to accommodate a high-rise apartment.

In conclusion, notwithstanding the Community Plan Four designation for possible RM5-type development for a 7 lot consolidation (Site B), the development of the proposed low-rise apartment has merit considering the prevailing RM3 District zoning, the proposed four lot consolidation, and adjacent existing low-rise apartment development. Therefore, unless otherwise directed by Council, this department would be prepared to release demolition permits for existing buildings and a Preliminary Plan Approval for a low-rise apartment for the subject site in accordance with the prevailing RM3 District zoning.



D. G. Stenson
Director
Planning and Building

KI:lf
Attachments



Date: 93 Nov.

Scale: N.T.S.

Drawn By:

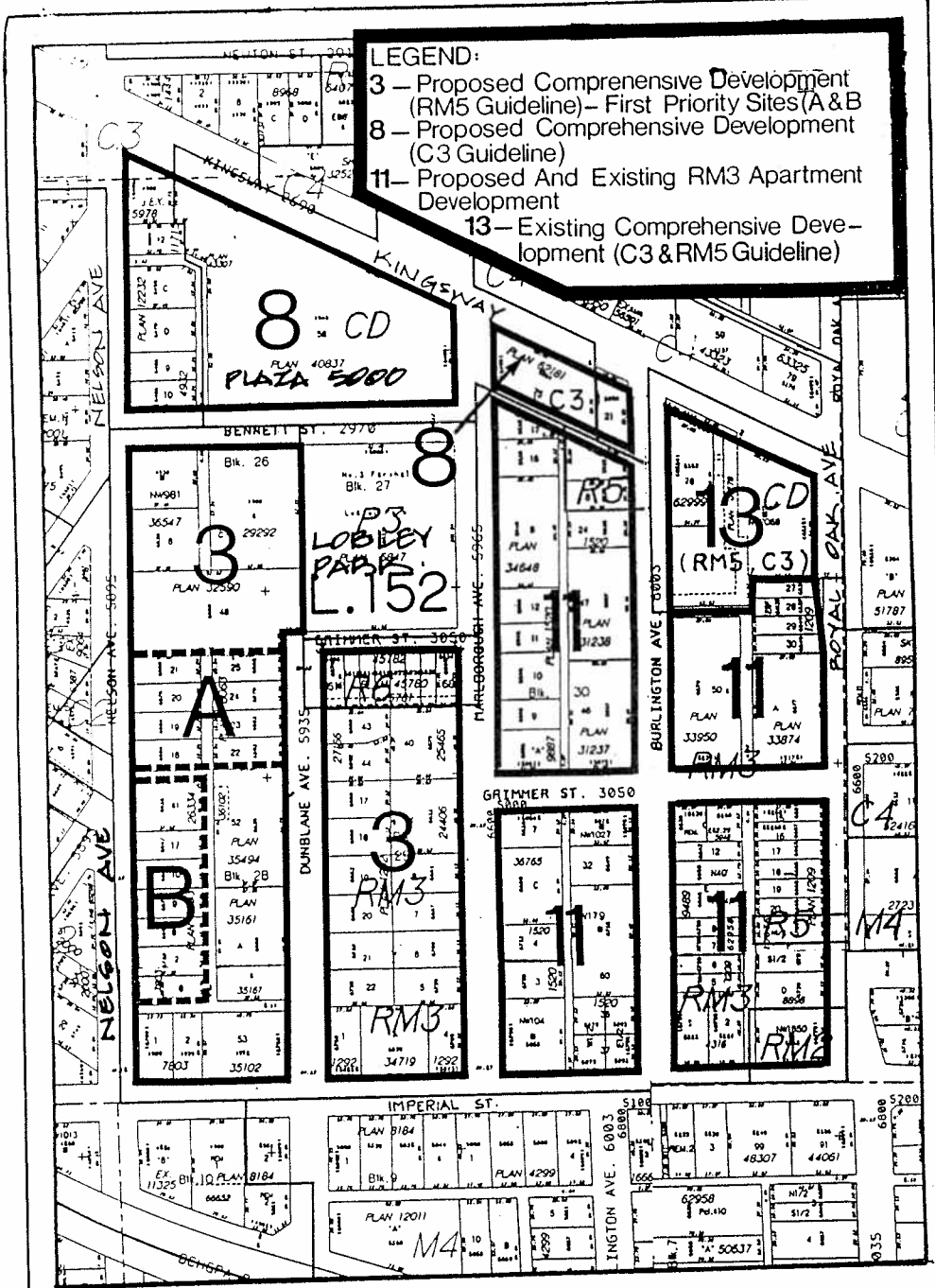


City of Burnaby
 Planning & Building Dept.

SUBJECT SITE
 6676, 6692, 6710 & 6730 NELSON AVE
 COMMUNITY PLAN FOUR.
 METRO TOWN AREA 6.


SKETCH #1

LEGEND:
 3 – Proposed Comprehensive Development (RM5 Guideline)– First Priority Sites(A&B)
 8 – Proposed Comprehensive Development (C3 Guideline)
 11– Proposed And Existing RM3 Apartment Development
 13– Existing Comprehensive Development (C3 & RM5 Guideline)



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 AUG/05.
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 Burnaby Planning Department
COMMUNITY PLAN FOUR
 Part Of Plan Bounded By Nelson,
 Kingsway, Royal Oak And Imperial
SKETCH #2