

ITEM	14
MANAGER'S REPORT NO.	14
COUNCIL MEETING	95/03/20

TO: CITY MANAGER 1995 MARCH 15

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 02.263

SUBJECT: REZONING APPLICATIONS

PURPOSE: To submit the current series of new rezoning applications for Council's consideration.

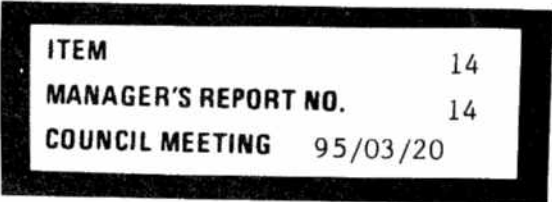
RECOMMENDATION:

1. **THAT** Council set a Public Hearing for this group of rezonings on April 25, 1995 except where noted otherwise in the individual reports.

REPORT

Attached please find reports on outstanding rezoning applications. A short form notation of the report recommendations are also outlined for the convenience of Council.

		<u>Page No.</u>	<u>Recommend. Page No.</u>
Item #1 RZ #2/95	Application for the rezoning of: Lot 1, D.L. 86, Group 1, NWD Plan LMP11187, Ptn. of Lot 186, D.L. 86, Group 1, NWD Plan 30762, Ptn. of Southerly Half Lot 94, D.L. 86, Group 1, NWD Plan 1203 From: R1 Residential District To: R1a Residential District Address: 5777 and ptns of 5795 & 5811 Buckingham Avenue	308	310



RECOMMENDATION

That staff be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing.

		<u>Page No.</u>	<u>Recommend. Page No.</u>
Item #2 RZ #3/95	Application for the rezoning of: Lot 1, D.L. 153, Plan 1214; North 1/2 Lot 2, D.L. 153, Plan 1214; Lot South 1/2 of Lot 2, D.L. 151, Plan 1214 From: R5 Residential District To: CD Comprehensive Development District (Based on RM3 Multiple Family Residential District) Residential District Address: 606, 6075, 6090 Wilson Ave.	313	315

RECOMMENDATION

1. Staff be authorized to work with the applicant towards preparation of a suitable plan of development for presentation to a Public Hearing.
2. A copy of this report be sent to the Community Heritage Commission

Item #3 RZ #4/95	Application for the rezoning of: Ptn. of Parcel "A" (BY161171E), Except Part on Plan 40589 of Lot 1, D.L. 162, Group 1, NWD Plan 450 From: R2 Residential District	319	321
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REZONING SERIES
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To: A3 Truck Gardening District

Address: 4890 S.E. Marine Drive

RECOMMENDATION

1. A Rezoning Bylaw be prepared and advanced to First Reading on 1995 April 03 and to a Public Hearing on 1995 April 25
2. The following prerequisite to the completion of the rezoning be established:
 - a) The approval of the Ministry of Transportation and Highways to the rezoning application

**Item #4
RZ #5/95**

Application for the rezoning of:

**Page
No.**

**Recommend.
Page No.**

328

330

Lot 206, D.L. 131 & 136, Group 1,
NWD Plan 59471

From: R1 Residential District

To: R2 Residential District

Address: 3183 Bainbridge Ave.

RECOMMENDATION

Council **not** give favourable consideration to this rezoning request.

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Item #5 RZ #6/95	333	335

Application for the rezoning of:
 Lot 5 Except Firstly: the North 128 ft.
 and Secondly: part SD by Plan 39826
 D.L. 126, Plan 3473

From: R2 Residential District
To: R12 Residential District
Address: 1330 Delta Avenue

RECOMMENDATION

Council **not** give favourable consideration
 to this rezoning request.

Item #6 RZ #7/95	338	340
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Application for the rezoning of:
 Lot 3, D.L. 152, Group 1, N.W.D.,
 Plan 80573

From: CD Comprehensive Development
 District
To: "Amended" Comprehensive Development
 District (based on C3 General Commercial
 District use and density)
Address: 6515 Bonsor Avenue
 (Metrotown)

RECOMMENDATION

1. A Rezoning Bylaw be prepared and advanced
 to First Reading on 1995 April 3 and to a
 Public Hearing on 1995 April 25.
2. The following prerequisite to the completion
 of the rezoning be established

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- a) The submission of a suitable plan of development.

		<u>Page No.</u>	<u>Recommend. Page No.</u>
Item #7 RZ #8/95	Application for the rezoning of:	344	346

Lot 441, D.L. 126, Group 1, N.W.D.,
 Plan 43015

From: R2 Residential District

To: R3 Residential District

Address: 1604 Springer Avenue

RECOMMENDATION

Council **not** give favourable consideration to this rezoning request.

Item #8 RZ #9/95	Application for the rezoning of:	352	354
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Lot 1, D.L. 94, Group 1, N.W.D.,
 Plan 5547

From: CD Comprehensive
 Development District

To: "Amended" CD Comprehensive
 Development District (based on
 RM1 Multiple Family Residential
 District and Oakalla Development
 Plan as guidelines)

Address: 5291 Oakmount Crescent

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RECOMMENDATION

Staff be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing.

	<u>Page No.</u>	<u>Recommend Page No.</u>
Item #9 RZ #10/95		
Application for the rezoning of:	357	359

Lot B, Blk.2, D.L. 73, Group 1, N.W.D.,
Plan LMP14893

From: CD Comprehensive
Development District
(M5 Light Industrial District)

To: Amended CD Comprehensive
Development District (based
on M5 Light Industrial District
use and density)

Address: 3001 Wayburne Drive

RECOMMENDATION

Staff be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing.



D. G. Stenson, Director
Planning and Building

306

:gk
Attach



CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #2/95 1995 MARCH 20

ITEM #1

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Manuel Ferreira
5315 Buckingham Avenue
Burnaby, B.C. V5E 1Z9
- 1.2 Subject: Application for the rezoning of:
Lot 1, D.L. 86, Group 1, NWD Plan LMP11187, Portion of Lot
186, D.L. 86, Group 1, NWD Plan 30762, Portion of Southerly
Half Lot 94, D.L. 86, Group 1, NWD Plan 1203
- From:** R1 Residential District
- To:** R1a Residential District
- 1.3 Address: 5777 and portions of 5795 & 5811 Buckingham Avenue
- 1.4 Location: The subject site is located west of Buckingham Avenue between
Haszard Street and Burris Street (refer to **attached** sketch)
- 1.5 Size: The site is irregular in shape with an area of 4,112 m² (44,262
sq.ft.) and a width of 43 m (141 ft.).
- 1.6 Services: The Director Engineering will be requested to provide all relevant
servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning is to permit the development
of a single-family dwelling with additional floor area beyond that
currently permitted.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

- 2.1 The subject site is currently vacant. The site has been largely cleared (in 1990),
with the only trees remaining along the westerly property line. The site is crossed
by 2 creeks, which join together on the property at 5753 Buckingham Avenue,
with the site sloping down toward the creeks on the site. Larger single-family
dwellings are located to the south, east and west, while the single-family
dwellings to the northeast along Haszard Street are more moderate in size. The

property at 7524 Haszard is in a natural state, contains a creek and is owned by Burnaby. Vehicular access to the site is proposed via a driveway through a panhandle from Buckingham Avenue, which is constructed at an interim standard.

3.0 BACKGROUND INFORMATION:

- 3.1 On 1988 July 11, Council gave Final Adoption to Bylaw No. 9023, which amended the text of the Burnaby Zoning Bylaw. The subject text amendment established a minimum lot area and width for the R "a" designation zoning equal to 150% of the minimum lot area and width in the pertinent R District.

The text amendment established a minimum lot area of 1,350 m² (14,531.75 sq.ft.) and a minimum lot width of 37 m (121.4 ft.) for the R1a Zoning District. The subject site has a lot area of 4,112 m² (44,262 sq.ft.) and a lot width of 43 m (141 ft.) and is thus eligible for rezoning to the R1a Residential District.

- 3.2 A subdivision application (Subdivision Reference #96/94) was submitted proposing the creation of the subject site into a consolidated lot prior to the submission of this rezoning application and is being circulated independently.

4.0 GENERAL DISCUSSION:

- 4.1 Under the current R1 Residential District zoning, the permitted density of development for the subject site shall not exceed 590 m² (6,350.9 sq.ft.) of gross floor area. Under the proposed R1a District zoning, a single-family dwelling could be permitted up to a maximum Floor Area Ratio of 0.60 or 2,467.2 m² (26,557.5 sq.ft.) on the subject site.

- 4.2 Details of the proposed single-family dwelling have not been submitted, but a preliminary site plan shows the proposed dwelling located along the westerly property line, north of the setback area of the creek (established under a previous subdivision) which crosses the site in a northeasterly direction.

The single-family dwellings to the west are considerably higher than the subject site and are screened by mature trees along the westerly property line. The plan of development submitted for this rezoning should include a tree survey showing the retention of mature trees on the site.

The dwellings to the east along Buckingham Avenue and to the south off Burriss Street are generally large scale in appearance facing the subject site and are well removed from the location of the proposed single-family dwellings. The proposed single-family dwelling should not negatively affect these residences.

To the north, there are more moderately sized dwellings oriented to Haszard Street, which are relatively open to the proposed dwelling. There is also a vacant R1 zoned property at 5753 Buckingham Avenue, for which the building envelope is in close proximity to and open to the proposed dwelling.

- 4.3 Transportation Planning has indicated that as part of this development, the driveway to the site should be raised at the property line to the elevation of Buckingham Avenue. This can be shown with elevations on the plan of development.

5.0 CONCLUSION:

- 5.1 In light of the relative isolation of this site, and the higher elevation of and significant distances from some of the adjacent residences, this Department has concluded that a suitable plan of development could be submitted showing a single-family dwelling with greater gross floor area than is currently permitted, while still being compatible with the adjacent residences.

The plan of development should include a tree survey and landscape plan which indicate the retention of all mature trees on the site. The landscape plan should also show dense, natural planting to be provided along the property line abutting 5753 Buckingham Avenue to screen the proposed dwelling from future development on that property and the residences along Haszard Street. The proposed dwelling should maintain a low scale two-storey appearance.

6.0 RECOMMENDATION:

- 6.1 That staff be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing.


BW:gk

Attach

cc: Chief Building Inspector

21 December 1994

City of Burnaby
Planning & Building Department,
4949 Canada Way,
Burnaby, B.C.

Attention: Director of Planning.

Re: Rezoning Application R-1 to R-1a
5777 Buckingham Ave.
5795 Buckingham Ave.
5811 Buckingham Ave.

In compliance with the directive of your department to consolidate that portion of 5795 and 5811 Buckingham, under option to purchase by me (copy attached) with my newly created lot 1, known as 5777 Buckingham Ave., survey plans are herein enclosed. It is also my intention to build my own home on the property, which will comprise in excess of 1 acre of land.

It is my intention to build my home to compliment the quality and size of home consistent with the size of lot and the homes that are being constructed in this area.

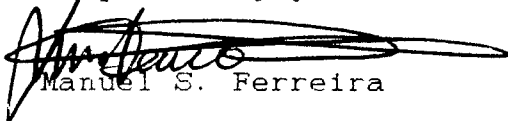
I have an opportunity to build a home that will enhance the natural beauty of these properties and add to the desirability of Burnaby and more specifically, Deer Lake.

It is also my desire to commence construction of acceptable plans as soon as possible and to work with your department to that end.

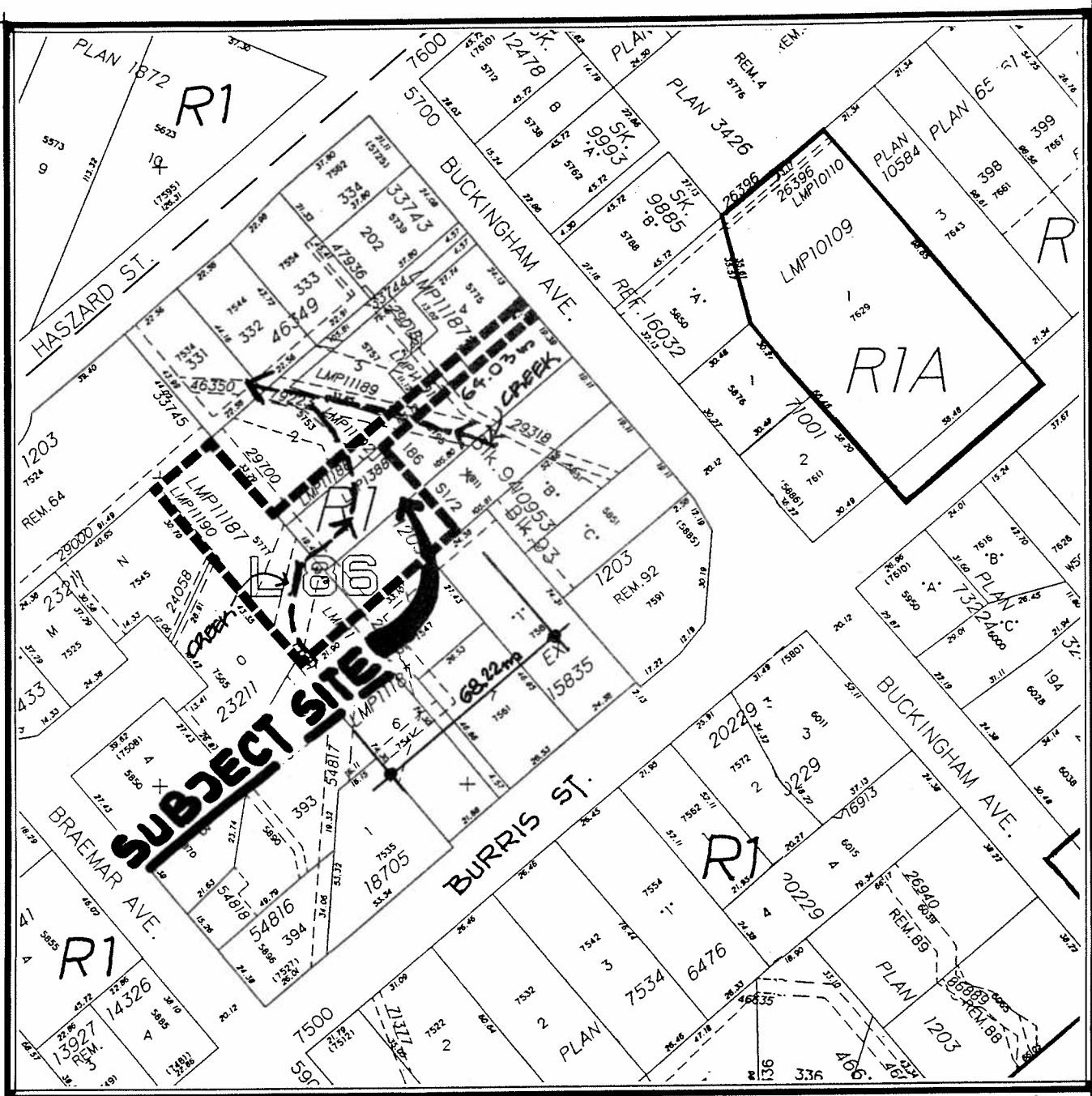
I'm sure your personal knowledge of this property and the quality of homes that have been built to date on the Buckingham Estates development will prompt and early response and approval.

Please feel free to contact me at your convenience telephone no's 520-0444 Bus. or 520-0140.

Respectfully yours;


Manuel S. Ferreira


5315 Buckingham Ave.,
Burnaby, B.C. V5E 1Z9



Date:
MARCH 1995

Scale:
1:2000

Drawn By:
J.P.C.

 **City of Burnaby**
 Planning & Building Dept.



REZONING REFERENCE #2/95

SKETCH #1

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #3/95 1995 MARCH 20

ITEM #2

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Linda Baker
Linda Baker Architect Inc.
405- 1168 Hamilton Street
Vancouver, B.C. V6B 2S2
- 1.2 Subject: Application for the rezoning of:
Lot 1, D.L. 153, Plan 1214; North 1/2 Lot 2, D.L. 153, Plan 1214;
Lot South 1/2 of 2, D.L. 151, Plan 1214
- From:** R5, Residential District
- To:** CD, Comprehensive Development District (based on
RM3 Multiple Family Residential District).
- 1.3 Address: 6066, 6075, 6090 Wilson Avenue
- 1.4 Location: The subject site is located on the east side of Wilson Avenue and
the north side of Central Boulevard (see **attached** Sketches #1 and
#2)
- 1.5 Size: The site is rectangular in shape with an area of 2,832 m² (30,479
sq.ft.), a 40.24 meter (132 ft.) frontage on Wilson Avenue and a
depth of 70.38 meters (230.9 ft.).
- 1.6 Services: The Director Engineering will be requested to provide all relevant
servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning is to permit the development
of a multi-family non-profit housing project.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

The site is located within the residential portion of the Metrotown area and occupied by two older single family homes. Three storey apartment buildings are located to the immediate north of the site and west of the site across Wilson Avenue. Older single family homes fronting Kathleen Avenue are located to the east and another older two storey house lies to the south.

The Skytrain line and BC Parkway are also located to the south adjacent to Central Boulevard. Wilson Avenue is constructed to a full city standard adjacent to the site, while Central Boulevard is constructed to an interim standard to the west of the site.

The site is relatively flat and has a number of significant mature trees which should be preserved wherever possible and incorporated into the landscape plan for the project.

3.0 BACKGROUND:

- 3.1 The subject site is located within Metrotown, Sub-area 9 which has been designated for medium density multiple family residential development based on the RM3 District. To date, much of the RM3 designated area in the vicinity of the site has been developed with low-rise apartments except for the lands located to the immediate east flanking Kathleen Ave. Skytrain is located just to the south of the site with the Patterson Station located one block to the west.
- 3.2 The applicant has applied to BCHMC for funding of this project under the Non-Profit Rental Housing Program to construct a non-profit housing co-operative for low and moderate income families. This development would meet one of the objectives of the Council approved Metrotown Social Planning Program which is "to encourage construction of quality family and seniors non-market housing in and near Metrotown." This project, therefore, provides a good opportunity to develop affordable housing pursuant to this objective.
- 3.3 Council has previously approved the acquisition of a portion of the property at 6090 Wilson Avenue located to the immediate south for right-of-way purposes for the future extension of Central Boulevard. The extension of Central Boulevard between Willingdon and Patterson is a component of the overall street network for Metrotown. This acquisition has not yet been completed but is being pursued.

4.0 GENERAL COMMENTS:

- 4.1 The three houses located at 6076 and 6066 Wilson Avenue are included in the preliminary list of heritage buildings in Burnaby. The potential for relocating the house at 6090 Wilson Avenue was examined when Council approved the acquisition of a portion of the property for the future extension of Central Boulevard as outlined above.

Heritage staff have studied the situation regarding the three homes and have met with the project architect to investigate the opportunity of preserving and incorporating any of the structures into the development. Upon preliminary evaluation, preserving the residence at 6090 Wilson Avenue may be viable given

its size and shape which lend itself to the potential relocation on the site and conversion into two residential units.

The architect is pursuing preliminary plans which attempt to preserve and incorporate the house presently at 6090 Wilson Avenue although relocated on the site within the development. This type of historic preservation has been successfully achieved in two other recent multiple family development projects in Burnaby. The ramifications of retention of the historic building in terms of development form and overall density are being examined, and will be addressed in a further report to be submitted to Council.

- 4.2 A tree survey should be conducted since a number of large tree specimens on the perimeter of the site are worthy of retention.
- 4.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to the upgrading of the southerly portion of Central Boulevard adjacent to the site to include an appropriate 8 meter pavement width, sidewalk and boulevard treatment as required.
- 4.4 The Neighbourhood Parkland Acquisition Charge is applicable to this development.
- 4.5 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.

5.0 **RECOMMENDATIONS:**

- 5.1 **THAT** staff be authorized to work with the applicant towards the preparation of a suitable plan of development in line with this report for presentation to a Public Hearing.
- 5.2 **THAT** a copy of this report be sent to the Community Heritage Commission.


PS:gk
Attach



405 - 1168 HAMILTON STREET VANCOUVER BRITISH COLUMBIA V6B 2S2 (604) 687-8232 FAX (604) 687-8653

Feb. 17 1995

The Corporation of the District of Burnaby
Approving Officer
Municipal Clerk

Attn: City Clerk

Re: Letter of Intent for Rezoning
Rainbow End Cooperative Housing

As agents of the owner we would like to submit for consideration of rezoning the following properties, civic address 6066, 6076 and 6090 Wilson Avenue.

The present zoning is R-5 and we are requesting a consideration for rezoning to RM-3.

The proposed development for the site is social housing made up of a mix of 2 and 3 story row houses and a 3 story apartment block interlocked between the row houses.

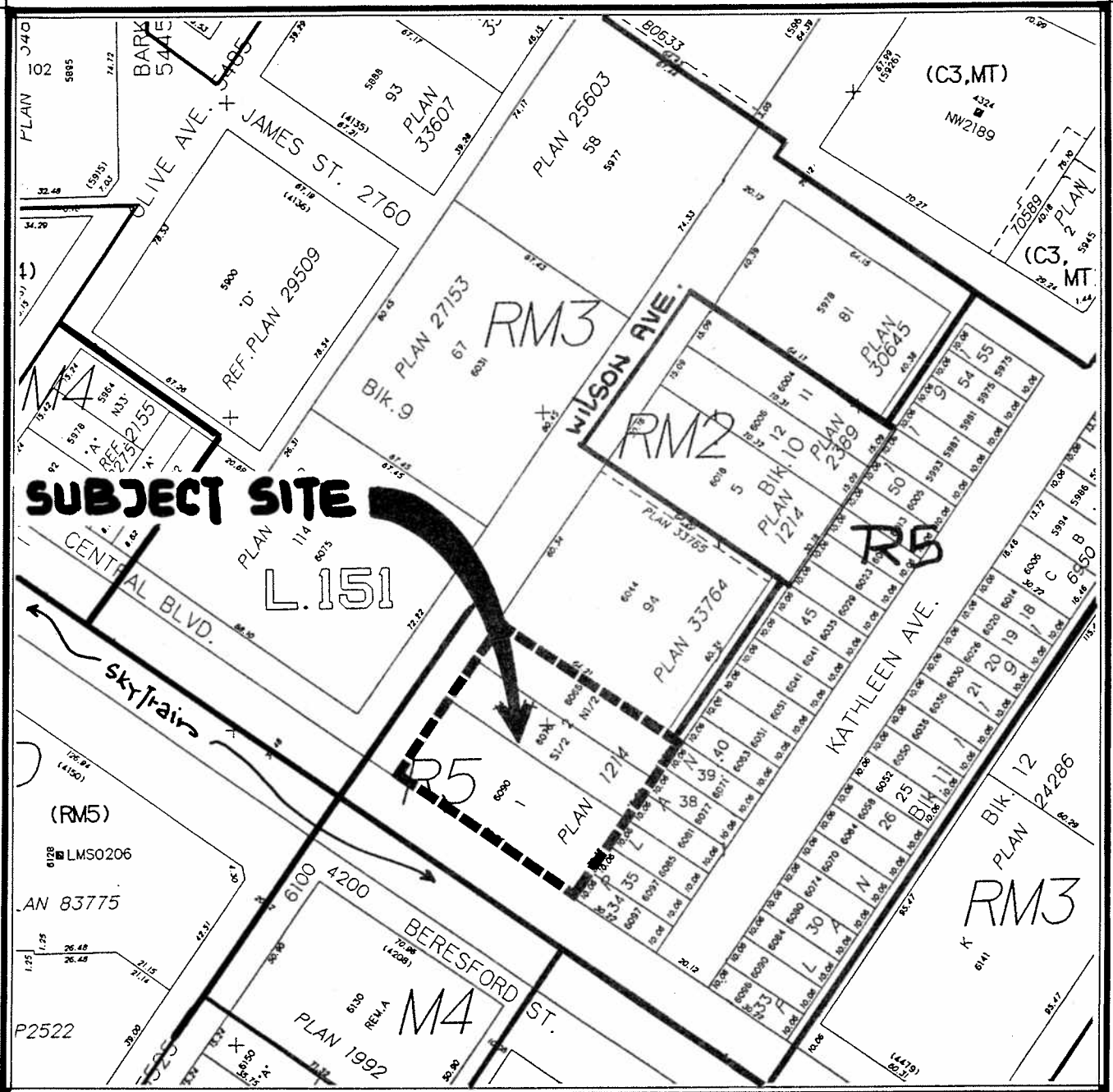
Presently, the 3 sites are occupied with single family housing with one of the houses in the preliminary stage of being designated as a heritage house. The retention of the heritage house could provide some benefits to the social housing development but due to the present City of Burnaby requirements of building separations, yard setback requirements and lose of units when the heritage house is included into the project, it brings the viability of the project into question. Perhaps during the rezoning process further discussions and relaxation's of the present requirements would allow for the possible inclusion of the heritage house into the project.

Thank you for your time and attention to this request and we look forward to discussing the details of the rezoning and development with the planning department.

Yours Truly

A handwritten signature in cursive script that reads "Linda Baker".


Linda Baker
Linda Baker Architect Inc.



Date:
MARCH 1995

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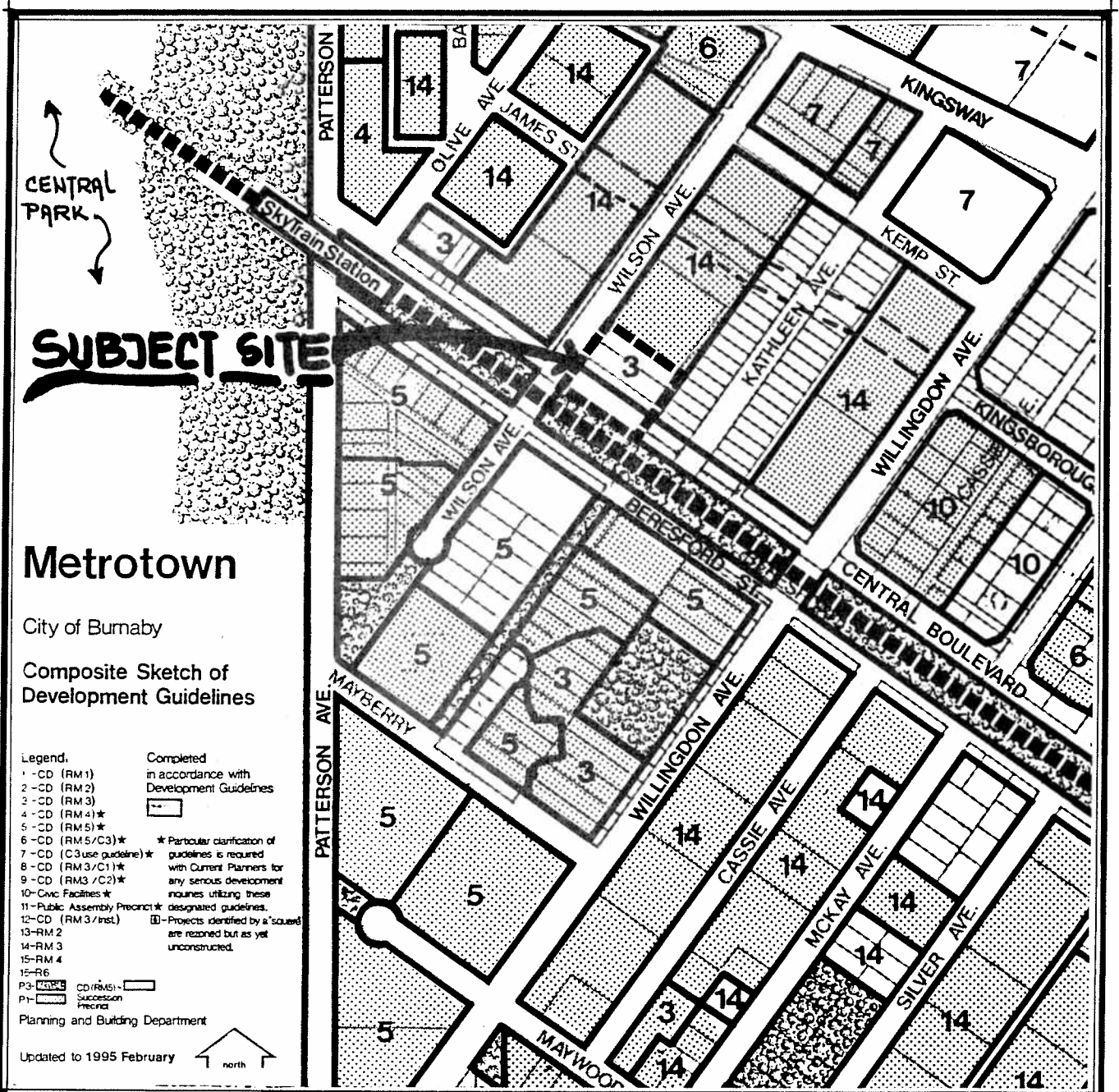
Drawn By:
J.P.C.

 **City of Burnaby**
 Planning & Building Dept.



REZONING REFERENCE # 3/95


SKETCH # 1




Date:
MARCH 1995

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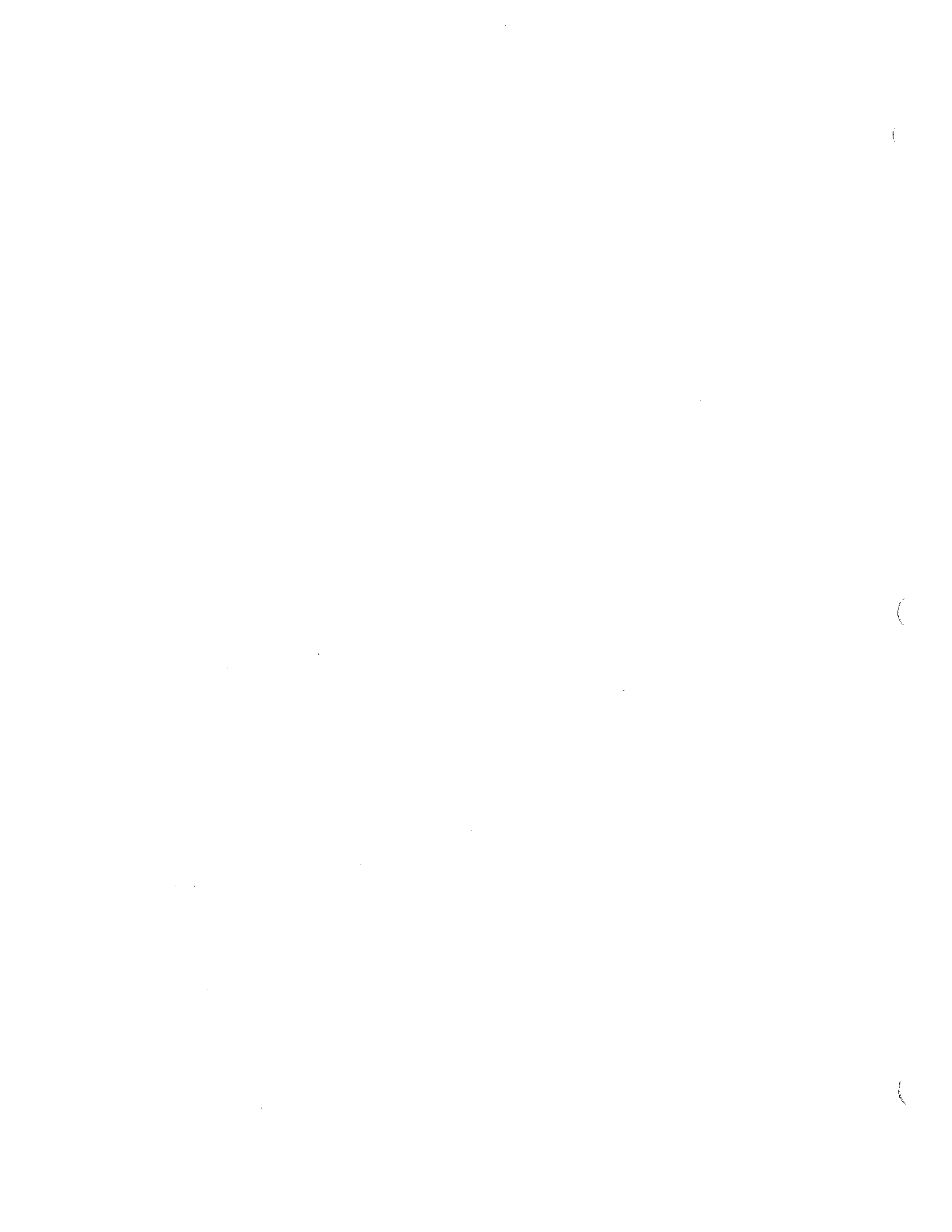
Drawn By:
J.P.C.

 **City of Burnaby**
Planning & Building Dept.


North

REZONING REFERENCE # 3/95

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SKETCH 2



CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #4/95 1995 MARCH 20

ITEM #3

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Patricia Wong
4890 S.E. Marine Drive
Burnaby, B.C. V5J 3G6
- 1.2 Subject: Application for the rezoning of:
Ptn. of Parcel "A" (BY161171E) Except Part on Plan 40589 of
Lot 1, District Lot 162, Group 1, N.W.D., Plan 450
- From:** R2 Residential District
- To:** A3 Truck Gardening District
- 1.3 Address: Portion of 4890 S.E. Marine Drive
- 1.4 Location: The subject site is located on the south side of Marine Drive
between Mandeville Avenue and Royal Oak Avenue as shown on
Sketch #1 **attached**.
- 1.5 Size: The site proposed for rezoning is approximately 0.95 acres in size.
- 1.6 Services: The Director Engineering will be requested to provide all relevant
servicing information
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to
provide for the creation of a single family residential lot under
existing R2 Residential District zoning and to rezone the balance
of the R2 lands to A3 Truck Gardening District.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

The subject property totals 7.85 acres in size. The majority of the property is designated for Market Garden use in the Big Bend Development Plan (Sketch #2 **attached**) and zoned for A3 Truck Gardening District (Sketch #3 **attached**). A 200 foot portion south of Marine Drive is designated for R2 Residential District use and is zoned accordingly. The majority of the property is within the Agricultural Land Reserve (Sketch #4 **attached**).

The property is bounded on the north by Marine Drive and on the south by Marine Way. The lands to the north of Marine Drive are primarily zoned and developed as a stable R2 Residential area. The property to the east is owned by the City and has recently been zoned to A3 and leased to Mandeville Garden Centre to accommodate a greenhouse operation. Across Marine Way to the south lies the Riverway Golf Course. The properties to the west house a number of highly productive market garden operations.

3.0 GENERAL DISCUSSION:

- 3.1 The subject property and those to west have been actively farmed for a number of years. As noted above, the northerly portion of these farm units is zoned for R2 Residential use. This department has, from time to time, received enquiries regarding the subdivision of these R2 lands to create single family lots. It has been the position of the subdivision Approving Officer that it would be inappropriate to subdivide these lands into a series of small residential lots as these lands contain accessory farm buildings and residence for individual farm units. If subdivision was to occur on a large scale, it would result in these farm structures being relocated southward to the A3 lands which are under production, thereby diminishing the area available for farming.
- 3.2 This property has operated as a family farm with one single family residence for some time. It is their desire to build a second residence for family members. In recognition of the foregoing, a proposal has been advanced which would result in the creation of one new single family lot under the existing R2 Residential District zoning as shown on Sketch #3 **attached**. This portion of the lot is vacant and not used for farming purposes. In order to avoid the potential loss of the agricultural base of the property, it is this department's position that the remaining R2 lands fronting on Marine Drive should then be rezoned to A3 Truck Gardening District.
- 3.3 In considering options for the subject property, it should be noted that one of the goals of the Official Community Plan is to protect and enhance agricultural uses within the designated agricultural areas in the Big Bend area. It also notes that one should accept that agricultural uses can only co-exist in the long term with other land uses in a planned environment.

If a change in existing property configurations and land use is to occur, it is this department's position that they should respond to the foregoing and provide for a long term resolution of the competing demands between single family use and agricultural use on the south side of Marine Drive.

- 3.4 It would follow, therefore, that the boundaries of the Agricultural Land Reserve would also then be amended to incorporate the entire farm unit. A separate report was submitted to Council on 1995 March 13 and the report recommendation was approved for an application to be forwarded to the Provincial Agricultural Land Reserve recommending that portion of this property and the property to the west be included in the ALR.
- 3.5 Approval of the Ministry of Transportation and Highways to the rezoning will be required.
- 3.6 Services to the residential lot are to be provided as a condition of subdivision approval.
- 3.7 Hollis Creek runs through the property. The creek is to be maintained in an open condition. The Water Management Branch of the Ministry of Environment, lands and Parks as well as the Habitat branch of the Department of Fisheries and Oceans requirements for the site are to be satisfied as a condition of subdivision approval.

A Letter of Tentative Subdivision approval for Subdivision Reference #98/92 was issued in this regard on January 26, 1995. One of the conditions for the approval of this subdivision is the completion of the subject rezoning.

4.0 CONCLUSION:

The proposal to permit the subdivision of one residential lot as shown on Sketch #3 and rezone the balance of the R2 lands to A3 is considered to be in the best interests of all involved. It would provide for the creation of a new dwelling for occupancy by family members while maintaining the farm as an integral unit for the long term by rezoning the remaining R2 lands to A3 and including these lands in the Agricultural Land Reserve.

As can be seen in the **attached** Letter of Intent, this proposal has been endorsed by the property owners.

5.0 RECOMMENDATIONS:

- 5.1 **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1995 April 03 and to a Public Hearing on 1995 April 25 at 7:30 p.m., and

5.2 **THAT** the following be established as a prerequisites to the completion of the rezoning:

- a) The approval of the Ministry of Transportation and Highways to the rezoning application



PB\gk
Attach.

cc: Director Engineering
City Clerk
City Solicitor

LETTER OF INTENT

9 February, 1995

TO: City of Burnaby
Planning & Building Department
4949 Canada Way
Burnaby, B.C.
V5G 1M2

FROM: Patricia Wong
4890 S.E. Marine Drive
Burnaby, B.C.
V5J 3G6

RE.: **SUBDIVISION REFERENCE #98/92**
Parcel A, D.L. 162, Plan 450
4890 Marine Drive

Dear Sir/Madam:

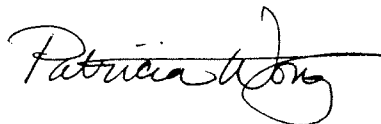
In concurrence with the subdivision application for the property mentioned above, and, in order to satisfy the conditions in the letter of Tentative Approval dated January 26, 1995, the owner requests that the remainder of the R2 zoned portion fronting Marine Drive, excluding the proposed subdivided lot, be rezoned to A3 Truck Gardening District.

We are aware that one or more of the greenhouses, currently located on the R2 zoned portion to be rezoned, may have to be moved depending on how they affect the proposed subdivided lot. Furthermore, the City of Burnaby is requesting that the boundaries of the Agricultural Land Reserve be amended to include the entire farm unit within that boundary.

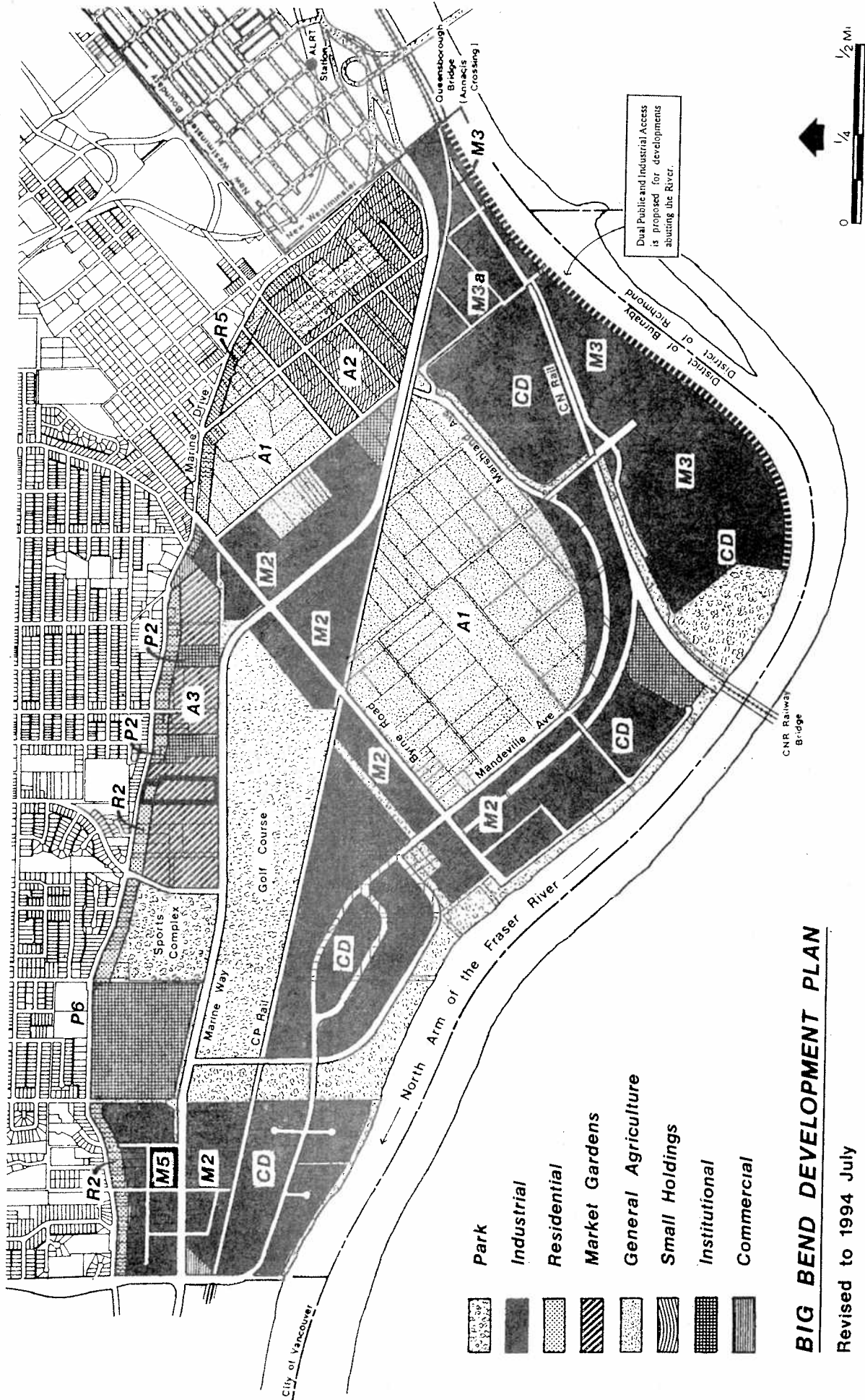
If you have any questions regarding this rezoning application, please contact me at 685-2428 (work number).

Thank you for your attention.

Sincerely,



Patricia Wong



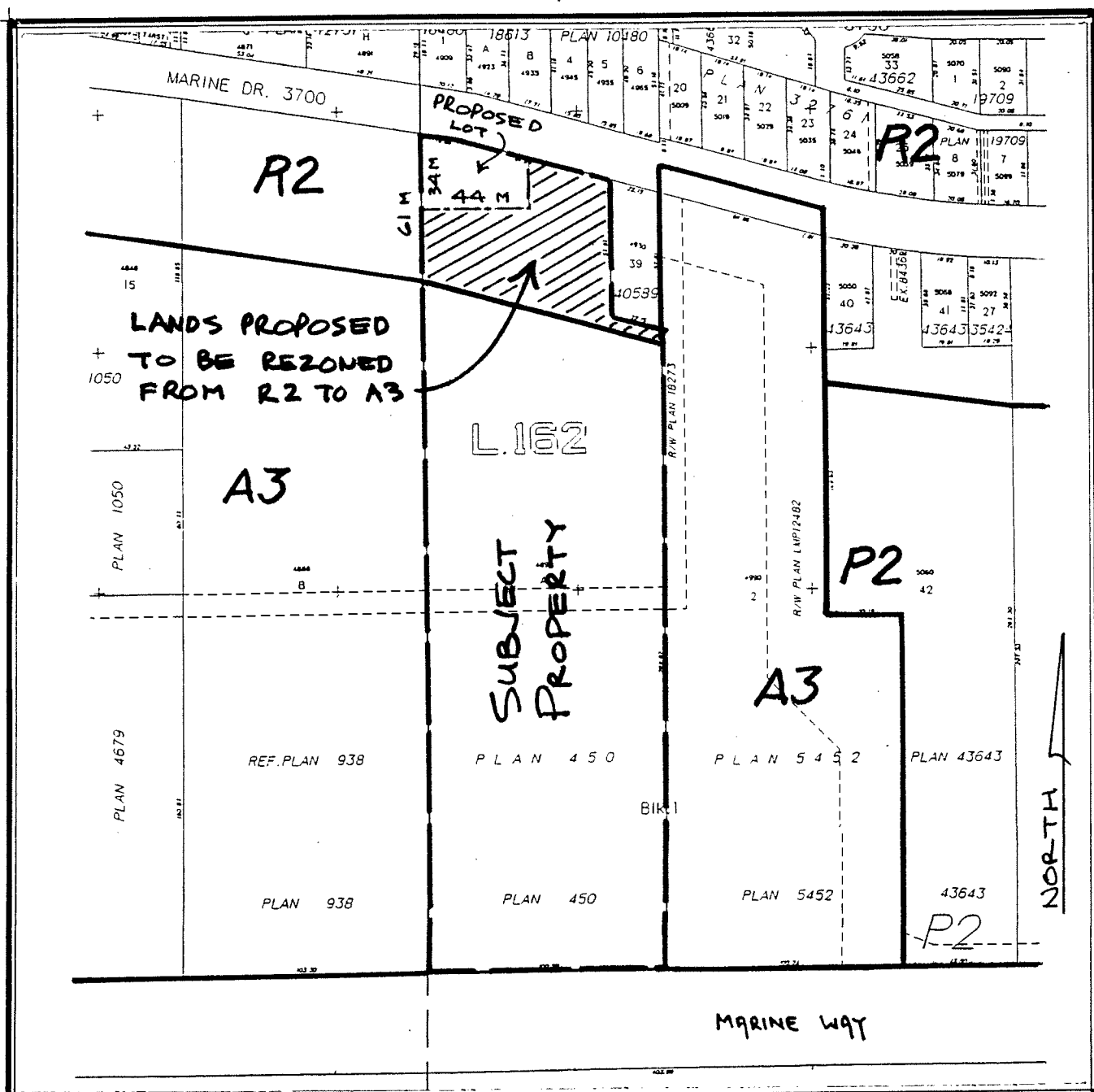
BIG BEND DEVELOPMENT PLAN

Revised to 1994 July

REZONING REFERENCE # 4/95
 PORTION OF 4890 S.E. MARINE DRIVE

SKETCH # 2

95 MARCH 20



Date:
95 MAR 20

Scale:
REDUCED

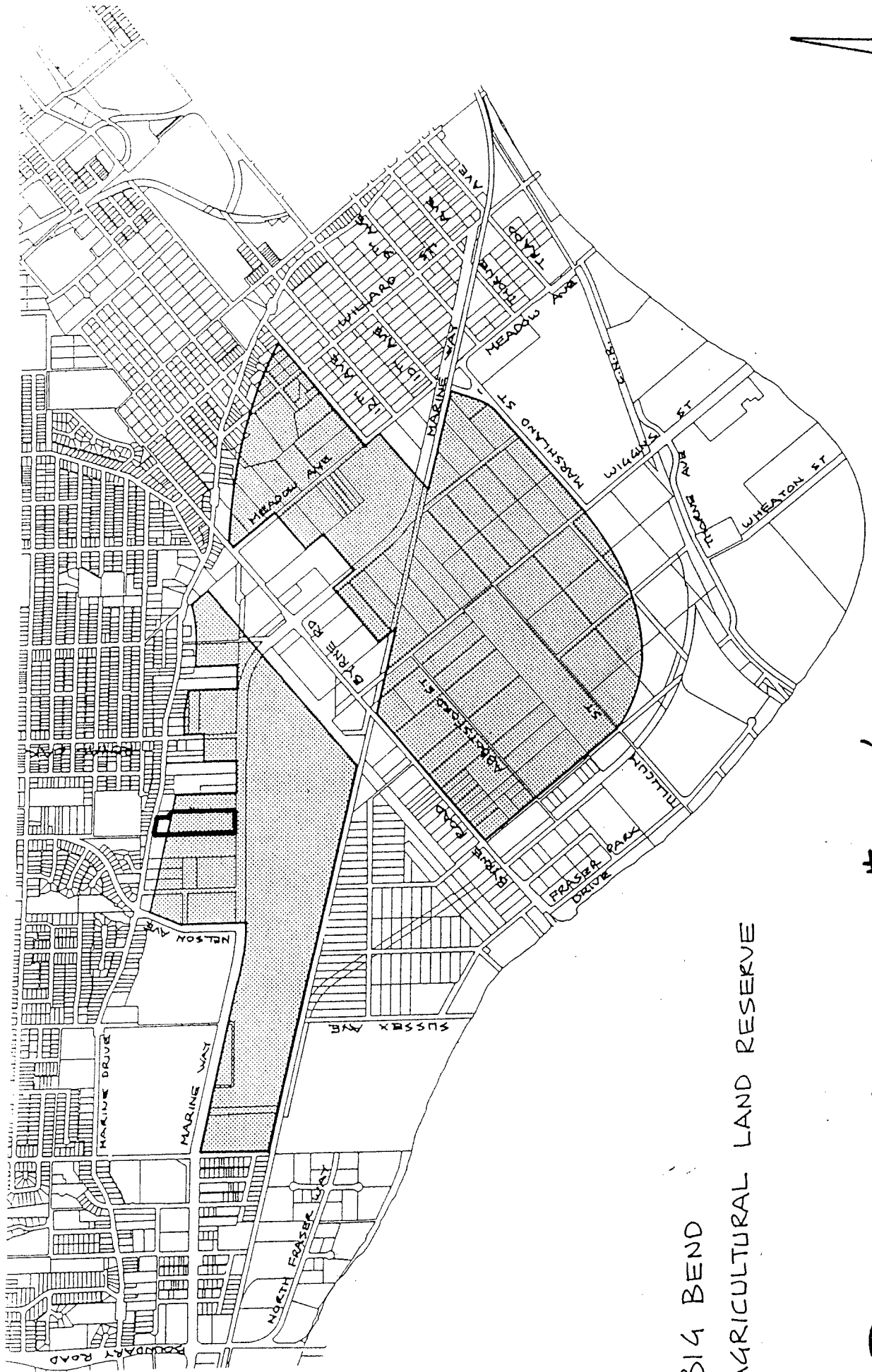
Drawn By:
PB



City of
Burnaby
Planning & Building Dept.

SKETCH # 3

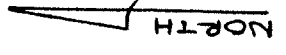
REZONING REFERENCE # 4/95
PTN. OF 4890 S.E. MARINE DR.



BIG BEND
 AGRICULTURAL LAND RESERVE

REZONING REFERENCE # 4/95
 PORTION OF 4890 S.E. MARINE DR.

SKETCH # 4
 95 MARCH 20





CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #5/95 1995 MARCH 20

ITEM #4

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Darshan Brar
6th Floor, 4211 Kingsway
Burnaby, B.C. V5H 1Z6
- 1.2 Subject: Application for the rezoning of:
Lot 206, D.L. 131 & 136, Group 1, N.W.D. Plan 59471
- From: R1 Residential District
- To: R2 Residential District
- 1.3 Address: 3183 Bainbridge Avenue
- 1.4 Location: The subject site is located on the west side of Bainbridge Avenue between Greenwood Street and Hillview Street (refer to **attached** sketch)
- 1.5 Size: The subject site is rectangular in shape with an area of 1,400 m² (15,072 sq.ft.), a depth of 41.5 m (136 ft.) and a width of 33.7 m (110.5 ft.)
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning is to permit the property to be subdivided into 2 lots in order to construct 2 new single-family dwellings.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

- 2.1 The subject site is currently occupied by a small, older single-family dwelling in good condition. The dwelling is sited on the north side of the lot and the site features a number of large, mature trees. Single-family dwellings are located to the north, south, east and west of the site. The dwellings are small to moderate in size, with generous landscaped setbacks. Vehicular access is available from Bainbridge Avenue, which is constructed to an interim standard.

3.0 BACKGROUND INFORMATION:

- 3.1 On 1980 September 25 Council received a report regarding an application (Rezoning Reference #58/89) to rezone the subject site to R2 Residential District. In light of the resulting substandard lot width of the two proposed lots in terms of R2 District minimum width requirement, the general character of this R1 District zoned neighbourhood and the objective of maintaining the lot patterns in single-family residential areas through the application of the various single-family zoning district's lot area and width requirements, this Department recommended that the rezoning not be favourably considered.

Council adopted the recommendation of the Director Planning and Building at that time.

4.0 GENERAL DISCUSSION:

- 4.1 The applicant has requested rezoning in order to subdivide the site into two 55.3 foot lots and construct two new single-family dwellings.
- 4.2 The applicant has requested to rezone the subject site to the R2 Residential District. The minimum width requirement for the R2 District is 18.5 m (60.7 ft.). If the subject site was subdivided into two equal size lots, each lot would have a width of 16.87 m (55.3 ft.), which would be substandard in terms of the minimum lot width requirement. The Approving Officer would not support the creation of two 55.3 ft. wide lots, as there are no other lots on this block which are this narrow.
- 4.3 The subject site is located within the Government Street single-family dwelling neighbourhood. The rezoning of single and two-family residential sites in stable single-family residential areas in order to permit subdivision not permitted by the prevailing zoning and outside the established policy for small lot subdivision is inadvisable from a general policy viewpoint. It has also been maintained that residential spot zoning contributes to the erosion of the character and essential nature of established, homogenous single and two-family residential neighbourhoods. It has further been noted that residential properties which are greater in size than the zoning District's minimum lot area and width requirements provide a residential neighbourhood with a positive feature, allowing for diversity in housing opportunities and increased open space and landscaped areas.

- 4.4 From time to time rezoning applications requesting rezoning from one residential zoning district to another, in order to permit the subdivision of the property into two lots, have been submitted over the last few years. Such applications require consideration on an individual, ad hoc basis and are in a sense reminiscent of the R9 type of rezoning applications that were entertained between 1980 and 1989, prior to the establishment of a new policy approach through amendments to the Zoning Bylaw.

While there may be instances where rezoning to allow subdivision of a lot in a single-family district to create small lots may not be incompatible with the existing development pattern in the area, the Planning and Building Department would recommend that this be done only after the broader implications have been assessed for Burnaby's single and two-family residentially zoned areas and clear policy/regulatory guidelines are established.


At this time, a residential growth management study is being concluded. As part of this review of the policies guiding residential growth in Burnaby, the issue of single-family infill development through further subdivision within single and two-family dwelling zoning Districts can be examined. Arising out of the residential growth management study, a review of the residential zoning of established single-family dwelling neighbourhoods could be undertaken and if it is considered appropriate by both Council and the residents, area rezonings could be initiated to increase housing opportunities.

Within this context, this Department does not recommend that favourable consideration be given to rezoning applications for one single-family residential zoning district to another single-family residential rezoning district in order to permit the subdivision of the site on an ad hoc, spot rezoning basis.

In addition, in this case the proposed lots would not meet the R2 District minimum lot width requirements and the Approving Officer would not support the creation of lots with such substandard width, as there are no other lots this narrow on the block.

5.0 **RECOMMENDATION:**

- 5.1 **THAT** Council **not** give favourable consideration to this rezoning request.


BW:gk
Attach

Darshan Brar
600-4211 Kingsway
Burnaby, B.C.
V5H 1Z6

February 21, 1995

The Director of Planning
City of Burnaby

Dear Sir,

RE: 3183 Bainbridge Avenue, Burnaby; Rezoning from R-1 to R-2

I, herewith, submit an application for rezoning of the above mentioned property from (R-1) Residential to (R-2) Residential in order to effect the sub-division into two lots (55.36 X 136.40) each (see enclosed survey plan).

I further submit the following information in support of my application:

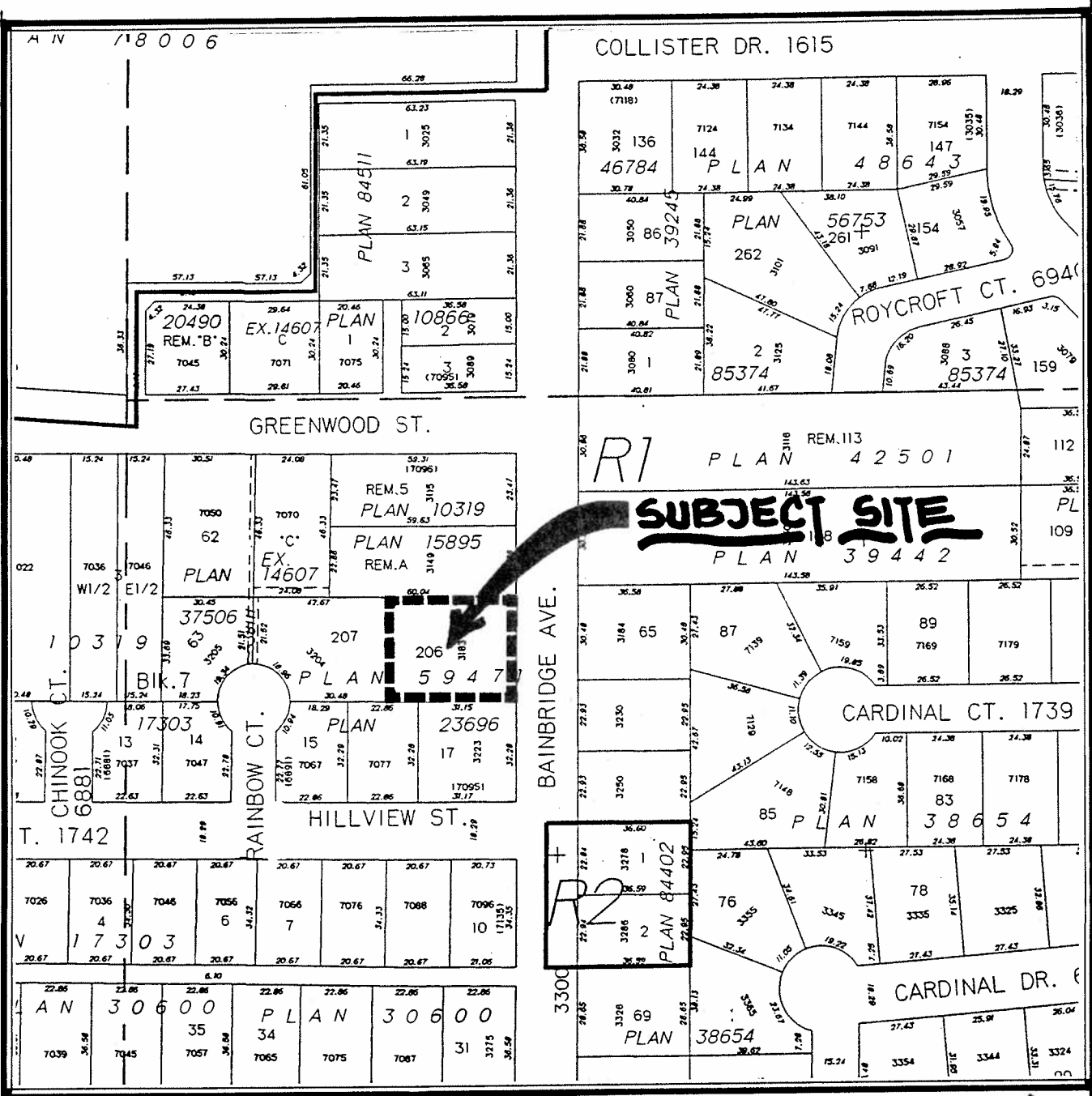
- (1) Accross from the subject property there are two R-2 lots (3278 & 3286 Bainbridge Ave.) which were rezoned not too long ago.
- (2) At the end of Fielding Court about a block from the subject property, vacant land was rezoned to (R-2) for five lot sub-division (see enclosed information).
- (3) On the other end of Bainbridge (2695 & 2697 Block), there are two lots which recently sub-divided (R-2) zoning approximately 5000 sq. ft . (considerably less than required square feet in (R-2) zoning.

Further more, Bainbridge Street is about a four block area which is bounded by industrial and commercial blocks on either end. This makes Bainbridge (apart from being the truck route) hardly desirable location for (R-1) lots.

I hope you will review the application favourably and act accordingly. Thank you.

Yours Truly,



Darshan Brar




Date:
MARCH 1995

Scale:
1:2000

Drawn By:
J.P.C.


City of Burnaby
 Planning & Building Dept.


North

REZONING REFERENCE # 5/95
SKETCH # 1

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #6/95 1995 MARCH 20

ITEM #5

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Joe Traversa and Brigita Drogenik
1330 Delta Avenue
Burnaby, B.C. V5B 3G2
- 1.2 Subject: Application for the rezoning of:
Lot 5 , Except Firstly: the North 128 ft. and
Secondly: part SD by Plan 39826, D.L. 126, Plan 3473
- From:** R2 Residential District
- To:** R12 Residential District
- 1.3 Address: 1330 Delta Avenue
- 1.4 Location: The subject site is located on the east side of Delta Avenue between Northlawn Drive and Southlawn Drive (see **attached sketch**)
- 1.5 Size: The subject site is rectangular in shape with an area of 1,114 m² (11,991 sq.ft.), a depth of 36.5 m (120 ft.) and a width of 30.5 m (100 ft.)
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning is to permit the property to be subdivided into 2 lots in order to construct 2 new single-family dwellings.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

- 2.1 The subject site is occupied by a moderate sized single-family dwelling in good condition. The site features a number of mature trees. Single-family dwellings which are largely moderate in size, 30-40 years of age and in good condition, are located to north, south and east of the site. Brentwood Park School is located to

the west across Delta Avenue, Vehicular access is available from Delta Avenue, which is constructed to a full standard.

3.0 BACKGROUND INFORMATION:

- 3.1 On 1994 December 5 Council gave Final Adoption to Bylaw No. 10124 which, in part, resulted in the creation of the R12 Residential District. The R12 District was developed on the basis of an area rezoning process for the Norfolk neighbourhood. The new zoning district allows for single-family and two-family dwellings on small lots having an area of not less than 3,300 sq.ft. and a width of not less than 30 ft.

4.0 GENERAL DISCUSSION:

- 4.1 The applicant has requested rezoning in order to subdivide the site into two 50 foot lots and construct two new single-family dwellings.
- 4.2 The rezoning of single and two-family residential sites in stable single-family residential areas in order to permit subdivision not permitted by the prevailing zoning and outside the established policy for small lot subdivision is inadvisable from a general policy viewpoint. It has also been maintained that residential spot zoning contributes to the erosion of the character and essential nature of established, homogenous single and two-family residential neighbourhoods. It has further been noted that residential properties which are greater in size than the zoning district's minimum lot area and width requirements provide a residential neighbourhood with a positive feature, allowing for diversity in housing opportunities and increased open space and landscaped areas.
- 4.3 From time to time rezoning applications requesting rezoning from one residential zoning district to another, in order to permit the subdivision of the property into two lots, have been submitted over the last few years. Such applications require consideration on an individual, ad hoc basis and are in a sense reminiscent of the R9 type of rezoning applications that were entertained between 1980 and 1989, prior to the establishment of a new policy approach through amendments to the Zoning Bylaw.

While there may be instances where rezoning to allow subdivision of a lot in a single-family district to create small lots may not be incompatible with the existing development pattern in the area, the Planning and Building Department would recommend that this be done only after the broader implications have been assessed for Burnaby's single and two-family residentially zoned areas and clear policy/regulatory guidelines are established.

At this time, a residential growth management study is being concluded. As part of this review of the policies guiding residential growth in Burnaby, the issue of single-family infill development through further subdivision within single and two-family dwelling zoning districts can be examined. Arising out of the residential growth management study, a review of the residential zoning of established single-family dwelling neighbourhoods could be undertaken and if it is considered appropriate by both Council and the residents, area rezonings could be initiated to increase housing opportunities.

Within this context, this Department does not recommend that favourable consideration be given to rezoning applications from one single-family residential zoning district to another single-family residential rezoning district in order to permit the subdivision of the site on an ad hoc, spot rezoning basis.

- 4.4 In addition, this rezoning is to the R12 District, which was created through an area rezoning process and was intended for larger areas that have been the subject of a comprehensive consultation process with the residents. As yet, the applicable Norfolk area has not been rezoned to the R12 District pending a more detailed report outlining how the R12 District rezoning process would be implemented. The R12 District was not intended for rezoning individual properties or several properties in the absence of a Council approved consultation process.

5.0 RECOMMENDATION:

- 5.1 **THAT** Council **not** give favourable consideration to this rezoning request.


BW:gk
Attach

CITY OF BURNABY
PLANNING DEPT.

To Whom it May Concern,

This letter is to show the intent we, the registered owners, plan to do with our property at: 1330 DELTA AVE, BURNABY, B.C. We include with this letter the application for rezoning, certificate of title, and application fee.

This property is now zoned R2-Residential District and our proposed zoning would be R12- Residential District. The house located on the property now is owner occupied.

Once re-zoning has been granted , we would demolish the existing house and proceed with subdividing the lot into two equal residential lots with each having sizes of 50 feet frontage by 120 feet depth.

These two new lots will not have any impact on the surrounding lots. Most lots in this area are only 56 feet in width.

Two advantages to the City of Burnaby for granting this rezoning application would be the additional tax revenue and the ability to have an additional family living in the soon to be Brentwood Town Centre Area. This small population growth supports the Brentwood areas need to have LRT come along the Lougheed Corridor.

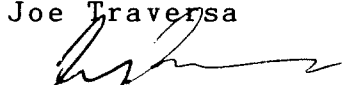
In doing our re-zoning and subdivision we agree to pay for all charges, water and sewer hook-ups, and all permits before doing anything. Everything will be done according to local and municipal by-laws.

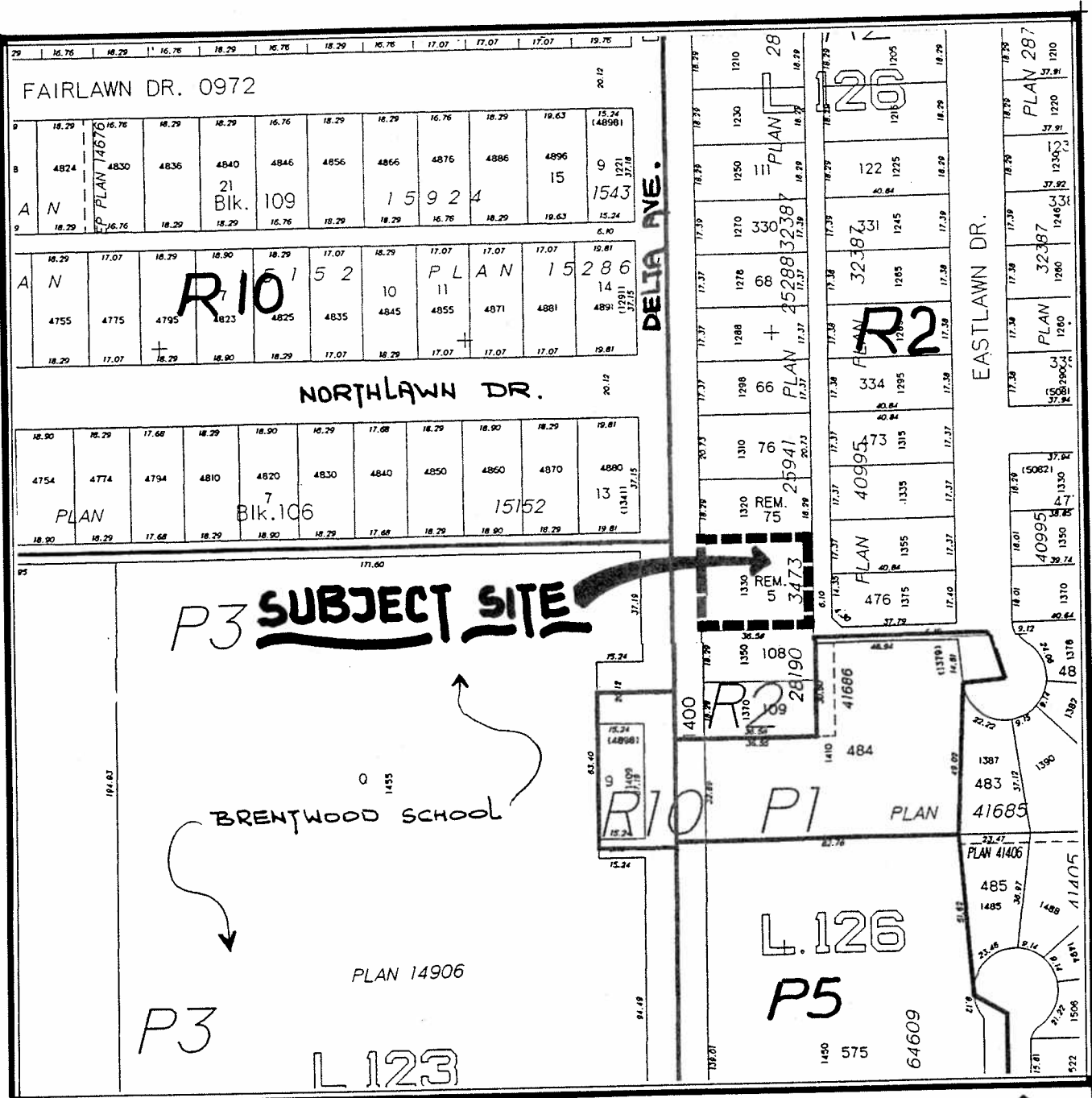
If the planning staff has any questions regarding this application when making the report for Council, please do not hesitate to call Joe Traversa at 299-4970 (or fax at 299-7820).

Thank You

The Registered Owners

Joe Traversa


Brigita Drogenik



Date:
MARCH 1995

Scale:
1:2000

Drawn By:
J.P.C.

City of
Burnaby
 Planning & Building Dept.

North

REZONING REFERENCE # **6/95**

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #7/95 1995 MARCH 20

ITEM #6

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Ken Straker
The Firefighters #314 Holding Society
6515 Bonsor Avenue
Burnaby, B.C. V5H 3E8
- 1.2 Subject: Application for the rezoning of:
Lot 3, D.L. 152, Group 1, N.W.D. Plan 80573
- From: CD Comprehensive Development District
- To: "Amended" Comprehensive Development District
(based on C3 General Commercial District use and density)
- 1.3 Address: 6515 Bonsor Avenue (Metrotown)
- 1.4 Location: On the west side of Bonsor Avenue, south of Central Boulevard adjacent to Metrotown Mall (see **attached** Sketches #1 and #2)
- 1.5 Size: The subject site is nearly rectangular in size with an area of .112 ha (0.277 acres)
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning is to permit the seasonal relocation of 30 seats from the interior to a new abutting patio.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

The subject site is located on the west side of Bonsor Avenue by the intersection with Bennett Street. The site is presently developed with the recently built two storey Firefighters Club and the subject area is now occupied with low landscaping.

Metrotown Centre abuts the site to the north and west while highrise apartments lie to the southwest and east. Immediately opposite to the site, across Bonsor Avenue, sits the Bonsor Park Recreation Complex with no windows directly overlooking the site.

3.0 BACKGROUND:

The site was recently redeveloped to the specification of the Firefighters Club at the same time as the Phase II Metrotown Centre mall development (Rezoning Reference #54/86) which as a mixed-rise project also included two apartment towers, one to the east across Bonsor Avenue and the other to the south.

4.0 DISCUSSION:

The purpose of this rezoning is to permit the seasonal replacement of 30 internal seats with 30 exterior, patio seats while keeping constant the total number of seats at 200, thereby not generating any further traffic or parking requirements. The 30 seats represent less than the maximum 25% of seats which may be moved outdoors as permitted by the Liquor Control and Licensing Branch.

The proposal is considered in keeping with the Metrotown core area within which it is located while making efforts to limit negative impact on the immediate surroundings. To minimize the visual impact of the patio on the street, the patio area is well defined and bounded by a 6 foot perimeter fencing with a variety of ornamental trees and shrubs adjacent to the street.

To minimize the acoustic impact, the patio will keep shorter operating hours than the interior area:

Current Operating Hours of Club Interior	Proposed Operating hours of Patio (weather permitting)
Mon. - Wed. - 11:00 a.m. - 12:00 a.m.	11:00 a.m. - 10:00 p.m.
Thur. - Fri. - 11:00 a.m. - 01:00 a.m.	11:00 a.m. - 10:00 p.m.
Sunday - 12:00 p.m. - 05:00 p.m.	12:00 p.m. - 05:00 p.m.

The early 10:00 p.m. closing is in keeping with other outdoor seating areas such as the nearby Bread Garden.

5.0 DEVELOPMENT PROPOSAL:

Patio Area	-	48.3 m ² (520 sq. ft.); 1.61 m ² /person (17.4 sq. ft./per person)
Current Seating	-	200 interior seats
Seasonal Patio Seating	-	170 interior seats
	-	30 patio seats

6.0 RECOMMENDATIONS:

- 1.0 THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1995 April 03 and to a Public Hearing on 1995 April 25 at 7:30 p.m.
- 2.0 THAT the following be established as prerequisite to the completion of the rezoning:
 - a) The submission of a suitable plan of development.


FA:gk

Attach

FIREFIGHTERS' No. 314 HOLDING SOCIETY

6515 BONSOR AVENUE, BURNABY, B.C. V5H 3E8
TEL: 437-4347 FAX: 437-1109

February 27, 1995

City of Burnaby
Planning Department

Dear Sirs:

Re: Outside Patio at the Firefighters' Social and Athletic Club

Please accept our application for rezoning which is necessary in order for the Holding Society to construct and operate an outside patio area at the Firefighters' Club.

The proposed patio area would be located adjacent to Bonsor Avenue and would provide seating for a maximum occupant load of 30 people. This would not increase the present occupant load of the Firefighters' Club, which is licenced as a Class A facility and approved for 200 people. Seating inside the Club would be reduced to accommodate the patio.

The existing hours of operation of the Firefighters' Social and Athletic Club are as follows:

Mon. - Wed. - 11 A.M. to 12 midnight
Thurs. - Sat. - 11 A.M. to 1 A.M.
Sunday - 12 noon to 5 P.M.

The desired hours of operation for the proposed patio area (weather permitting) would be as follows:

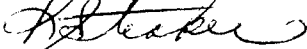
Mon. - Sat. - 11 A.M. to 10 P.M.
Sunday - 12 noon to 5 P.M.

Please be advised that every effort will be made by management to ensure that the conduct of patrons will not be disturbing to the neighborhood.

Thank you for your consideration of this matter.

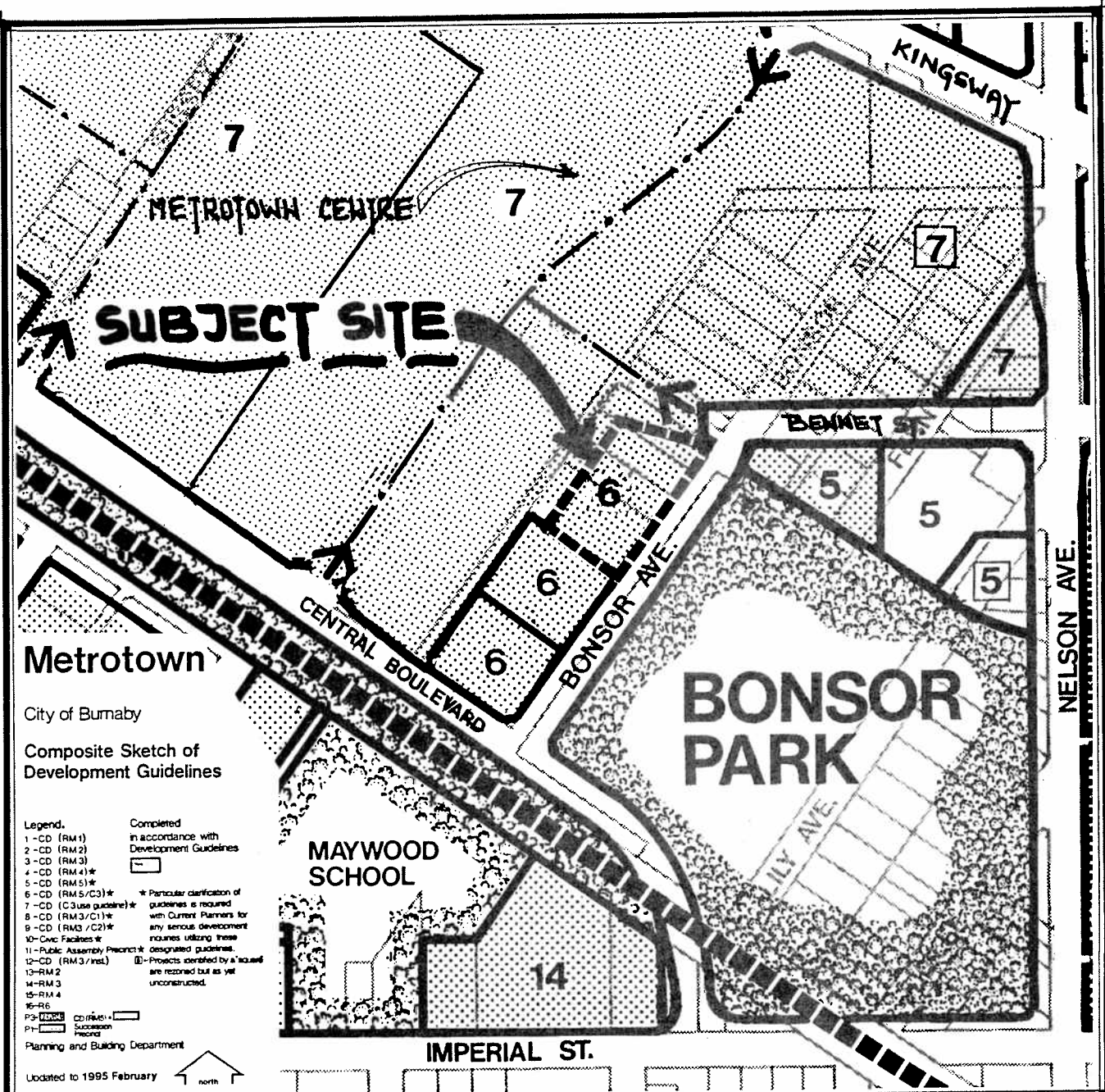
Sincerely,

THE FIREFIGHTERS #314 HOLDING SOCIETY

By: 

Secretary-Treasurer

ks/kps



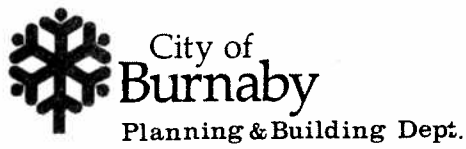
Metrotown
 City of Burnaby
 Composite Sketch of
 Development Guidelines

- Legend.**
- 1-CD (RM1)
 - 2-CD (RM2)
 - 3-CD (RM3)
 - 4-CD (RM4)*
 - 5-CD (RM5)*
 - 6-CD (RM5/C3)*
 - 7-CD (C/D use guideline)*
 - 8-CD (RM3/C1)*
 - 9-CD (RM3/C2)*
 - 10-Civic Facilities*
 - 11-Public Assembly Precinct*
 - 12-CD (RM3/inst.)
 - 13-RM2
 - 14-RM3
 - 15-RM4
 - 16-R6
- Completed in accordance with Development Guidelines**
- ☐
- * Particular designation of guidelines is required with Current Planners for any serious development inquiries utilizing these designations.**
- ☐ - Projects identified by a square are rezoned but as yet unconstructed.**
- P3-CD (RM3) Subdivision Precinct
- Planning and Building Department
- Updated to 1995 February

Date:
MARCH 1995

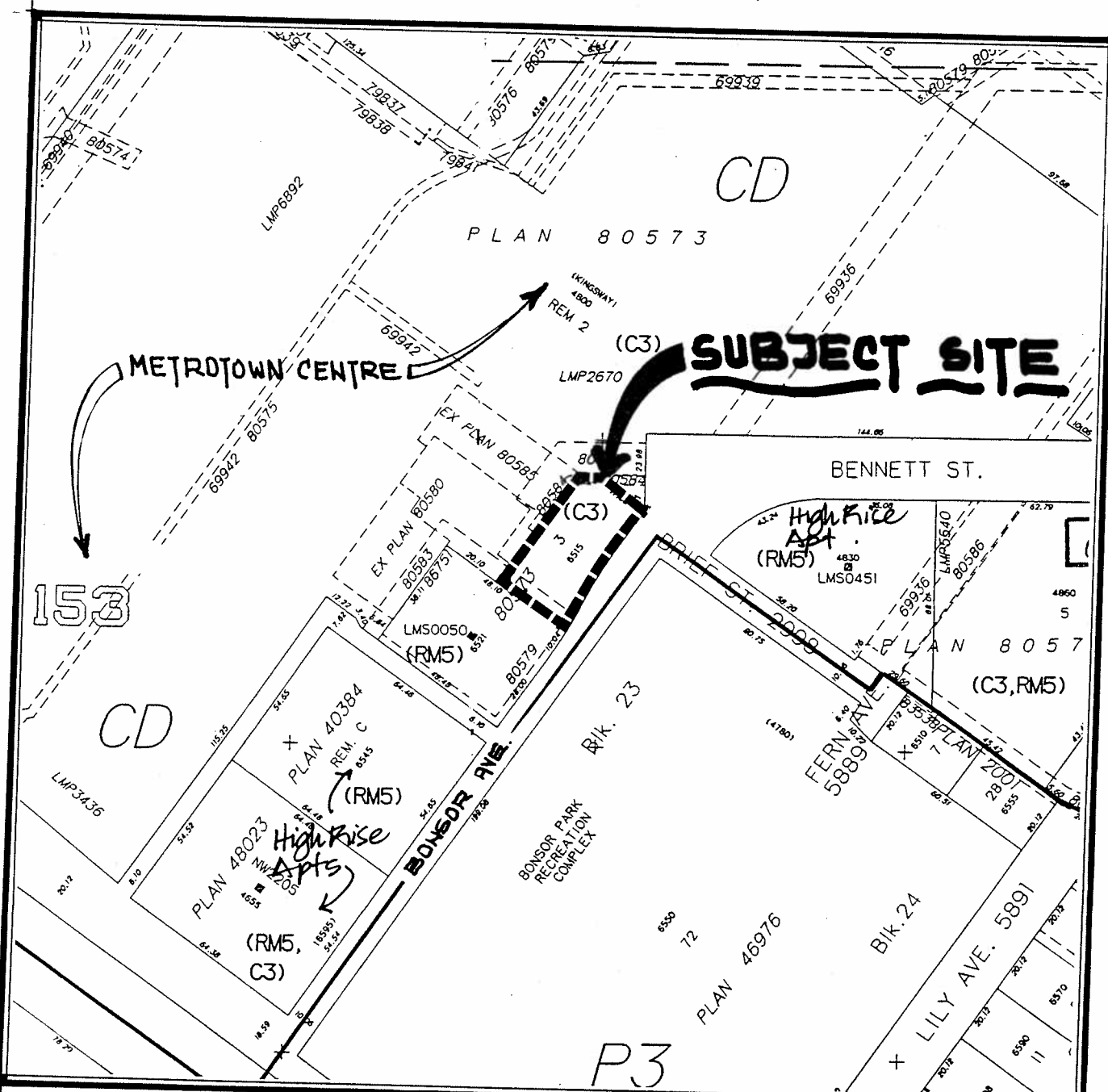
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Drawn By:
J.P.C.



REZONING REFERENCE #7/95

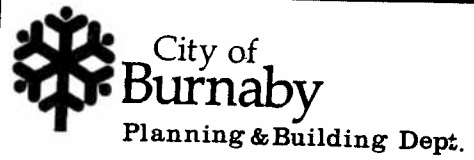
SKETCH #1



Date:
 MARCH 1995

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Drawn By:
 J.P.C.



REZONING REFERENCE *



SKETCH #2

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #8/95 1995 MARCH 20

ITEM #7

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Dan DeYoung
1604 Springer Avenue
Burnaby, B.C. V5B 3M3
- 1.2 Subject: Application for the rezoning of:
Lot 441, D.L. 126, Group 1, N.W.D. Plan 43015
- From:** R2 Residential District
- To:** R3 Residential District
- 1.3 Address: 1604 Springer Avenue
- 1.4 Location: The subject site is located on the east side of Springer Avenue between Dellawn Drive and Braelawn Drive (see **attached** sketch)
- 1.5 Size: The subject site is rectangular shaped with an area of 1,122 m² (12,077.9 sq.ft.), a width of 28.3 m (92.8 ft.) and a depth of 39.6 m (129.9 ft.)
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning is to permit the property to be subdivided into 2 lots in order to construct 2 new single-family dwellings.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

- 2.1 The subject site is currently occupied by a moderate sized single-family dwelling. The site features a number of mature trees and slopes steeply down to the rear of the property. Two-storey single-family dwellings are located to the east, west and north of the site. The property to the south is vacant and covered with brush and trees. Vehicular access is available from Springer Avenue, which is constructed with a curbwalk on the opposite side of the street.

3.0 GENERAL DISCUSSION:

- 3.1 The applicant has requested rezoning in order to permit the site to be subdivided into two 46.5 foot wide lots and to construct 2 new single-family dwellings.
- 3.2 The applicant has requested to rezone the subject site to the R3 Residential District. The minimum width requirement for the R3 District is 15 m (49.2 ft.). If the subject site was subdivided into two equal sized lots, each lot would have a width of 14.1 m (46.5 feet). The Approving Officer would not support the subdivision as the resulting lot widths would be below the R3 minimum width and smaller than any of the lots in the immediate area, well below the width of the majority of the lots in the neighbourhood.
- 3.3 The rezoning of single and two-family residential sites in stable single-family residential areas in order to permit subdivision not permitted by the prevailing zoning and outside the established policy for small lot subdivision is inadvisable from a general policy viewpoint. It has also been maintained that residential spot zoning contributes to the erosion of the character and essential nature of established, homogenous single and two-family residential neighbourhoods. It has further been noted that residential properties which are greater in size than the zoning District's minimum lot area and width requirements provide a residential neighbourhood with a positive feature, allowing for diversity in housing opportunities and increased open space and landscaped areas.
- 3.4 From time to time rezoning applications requesting rezoning from one residential zoning district to another, in order to permit the subdivision of the property into two lots, have been submitted over the last few years. Such applications require consideration on an individual, ad hoc basis and are in a sense reminiscent of the R9 type of rezoning applications that were entertained between 1980 and 1989, prior to the establishment of a new policy approach through amendments to the Zoning Bylaw.

While there may be instances where rezoning to allow subdivision of a lot in a single-family district to create small lots may not be incompatible with the existing development pattern in the area, the Planning and Building Department would recommend that this be done only after the broader implications have been assessed for Burnaby's single and two-family residentially zoned areas and clear policy/regulatory guidelines are established.

At this time, a residential growth management study is being concluded. As part of this review of the policies guiding residential growth in Burnaby, the issue of single-family infill development through further subdivision within single and two-family dwelling zoning districts can be examined. Arising out of the residential growth management study, a review of the residential zoning of established single-family dwelling neighbourhoods could be undertaken and if it is considered appropriate by both Council and the residents, area rezonings could be initiated to increase housing opportunities.

Within this context, this Department does not recommend that favourable consideration be given to rezoning applications from one single-family residential zoning district to another single-family residential rezoning district in order to permit the subdivision of the site on an ad hoc, spot rezoning basis.

In addition, in this case the proposed lots would not meet the R3 District minimum lot width requirements and the Approving Officer would not support the creation of lots with such substandard width, as there are no other lots this narrow on the block.

4.0 RECOMMENDATION:

4.1 **THAT Council not give favourable consideration to this rezoning request.**



BW:gk
Attach

LETTER OF INTENT

February 27, 1995

City of Burnaby
Planning and Building Dept
4949 Cananda Way
Burnaby B.C. V5G 1M2

I am the owner of 1604 Springer Avenue in Burnaby, presently zoned R2. It is my intention should my application to rezone and sub-divide be approved, to build 2 new single family homes on the proposed property of approx 2600 sq ft (above grade) each. I intend to live in one. The age of the existing house is approx 50 yrs and as it has little life left would be demolished to allow for the proposed building(s).

My present lot size is 93x130. For the past several years I have been trying to purchase a portion of my neighbors empty lot at 1610 Springer Ave which is presently used as a local garbage dump. My intention was to purchase his 72' frontage x 130 and combine it with my lot, then apply for rezoning to R3 and develop it into three building lots. The owner Fredrick Kranz has been unwilling to sell this property or even 7' of it which would give me 100' frontage.

I am left with my 93' to work with. My lot is one of 3 remaining large lots on the street, making a large lot the exception not the norm. I am applying for rezoning to R3 and requesting a variance that would allow sub-division into two 46.5' x 130' lots. Although this frontage would be under the minimum recommended for R3, each lot would still have 6045 sq ft which is more than the required area for R3 zoning.

In addition, although the area is presently zoned R2 requiring 60' frontage, very few of the present lots meet this requirement and the majority (69%) of the R2 lots are smaller than the R2 requirements. The average lot size is just over 50' making my lot 43% larger than the average and as stated above the exception not the norm.

At present there are 3 lots with frontages of 45.4', 46.6' and 46.6'. Additionally, there are 4 properties zoned R3 and 5 lots with 50' frontage.

The average size of the existing dwellings in the area are approx 2200-2600 sq ft'.

If I build on my present lot the house size allowed would be 4736 sq ft (above grade). The biggest house in the area.

My lot qualifies for R2A zoning and would then allow a 7200 sq ft home.

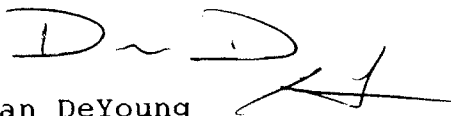
If two house were built on the proposed lots, each would be approx. 2600 sq ft. which would blend perfectly with the neighboring homes, and be much more acceptable to the existing residents than the alternative. Further, these

homes would be much more affordable for people wanting to reside in Burnaby but cant afford the escalating cost of housing.

I have canvassed the entire neighborhood for their opinions and have recieved overwhelming support for my proposal with absolutly no negetive resposnes what so ever. Attached is a petition signed by my fellow property owners.

I would ask that you do not stand in the way of what the neighborhood supports and approve my application.

Sincerely,



Dan DeYoung

PETITION TO COUNCIL

I SUPPORT AN APPLICATION TO REZONE AND SUB-DIVIDE 1604 SPRINGER AVE INTO TWO 46.5 X 130 FT BUILDING LOTS.

NAME	SIGNATURE	SPRINGER ADDRESS
LEE CHEE FUN	<i>[Signature]</i>	1584
HELEN LEE	<i>[Signature]</i>	1584 SPRINGER
HENRY BEJA	<i>[Signature]</i>	1690 SPRINGER
TOM MANIFOLD	<i>[Signature]</i>	1730 Springer
JERRY MOLLOY	<i>[Signature]</i>	1780 SPRINGER
VINCE KELLY	<i>[Signature]</i>	1784 SPRINGER
JOAN MOYAN	<i>[Signature]</i>	1798 SPRINGER
<i>[Signature]</i>	<i>[Signature]</i>	1789 Springer
Shamjeet Parmar	<i>[Signature]</i>	1751 Springer Ave
A. McMillan	<i>[Signature]</i>	1741 Springer Ave
M. SIMPSON	<i>[Signature]</i>	1731 Springer Ave
J. A. Scott	<i>[Signature]</i>	1689 Spring Ave
GERRAM NICHOLSON	<i>[Signature]</i>	1620 Springer Ave
RICHARD LEHN	<i>[Signature]</i>	1621 SPRINGER AVE
M. Pellizzari	<i>[Signature]</i>	1483 SPRINGER
KAM TONG CHU	<i>[Signature]</i>	1457 SPRINGER AVE
Helen Ng	<i>[Signature]</i>	1389 Springer Ave
V. Klarich	<i>[Signature]</i>	1381 Springer Ave.
D. MAIHARA	<i>[Signature]</i>	1274 SPRINGER AVE
S. Nasu	<i>[Signature]</i>	5270 Parklawn St.
Hang Pan	<i>[Signature]</i>	1380 SPRINGER AVE
Alice Sun	<i>[Signature]</i>	5303 BRACELAWN DR.
W. FITZMAURICE	<i>[Signature]</i>	1490 SPRINGER
Frank Sun	<i>[Signature]</i>	1602 SPRINGER
<i>[Signature]</i>	<i>[Signature]</i>	1654 ✓

PETITION TO COUNCIL

I SUPPORT AN APPLICATION TO REZONE AND SUB-DIVIDE 1604 SPRINGER AVE INTO TWO 46.5 X 130 FT BUILDING LOTS.

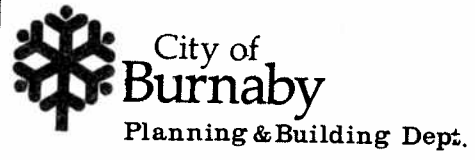
NAME	SIGNATURE	SPRINGER ADDRESS
YAT FUNG FONG	<i>[Signature]</i>	1696 98
+ Dianne Gibson	<i>[Signature]</i>	1750 Springer
Daryl Fuller	<i>[Signature]</i>	1750 "
Louis Huang	<i>[Signature]</i>	1541 "
NELSON TSOI	<i>[Signature]</i>	1511 SPRINGER
Heng Kim Tee	<i>[Signature]</i>	1509 Springer
Eben Foreman	<i>[Signature]</i>	1455 Springer
GREG OREYSKO	<i>[Signature]</i>	1453 SPRINGER AVE
FRANK VLASTELIC	<i>[Signature]</i>	1387 Springer Ave
BETTY PARKS	<i>[Signature]</i>	1383 Springer Ave
GORDON HUNT	<i>[Signature]</i>	1333 SPRINGER AVE
A. Soderstrom	<i>[Signature]</i>	1340 SPRINGER
Doreen Mize	<i>[Signature]</i>	1350 Springer
Nancy Yin	<i>[Signature]</i>	1360 Springer Ave
W.S. CHUNG	<i>[Signature]</i>	1482 SPRINGER AVE
Larry E. Hall Jr	<i>[Signature]</i>	1514 Springer
F. Zepeda Franca Zumpino	<i>[Signature]</i>	1583 Springer



Date:
MARCH 1995

Scale:
1:2000

Drawn By:
J.F.C.



REZONING REFERENCE # 8/95





CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #9/95 1995 MARCH 20

ITEM #8

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Linda Baker
Linda Baker Architect Inc.
405- 1168 Hamilton Street
Vancouver, B.C. V6B 2S2
- 1.2 Subject: Application for the rezoning of:
Lot 1, D.L. 94, Group 1, N.W.D. Plan 5547
- From: CD Comprehensive Development District
- To: "Amended" CD Comprehensive Development District (Based on RM1 Multiple Family Residential District use and Oakalla Development Plan as guidelines)
- 1.3 Address: 5291 Oakmount Crescent
- 1.4 Location: This site is located at the south-west corner of the Oakalla site abutting Royal Oak Avenue (see **attached** Sketch)
- 1.5 Size: The site is triangular in shape with an area of 0.6 ha (1.5 acres)
- 1.6 Services: The Director Engineering will be requested to provide information on any additional servicing requirements.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning is to permit a non-market townhousing project.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

This site is located on the east side of Royal Oak Avenue between Oakland Street and Oakmount Crescent at the highest part of the Oakalla site. To the east of the site is a linear parkway with low-rise non-market apartments currently under construction or under rezoning beyond. To the north beyond Oakmount Crescent are townhousing and low-rise apartments currently under construction. To the west beyond Royal Oak Avenue

are single-family dwellings. The site slopes down to the north with some trees primarily in the southern portion of the site and a scattering of older orchard trees.

3.0 BACKGROUND:

The Oakalla Development Plan was adopted by Council in 1991 to redevelop the former Oakalla prison lands for housing and parkland. An overall rezoning (Rezoning Reference #100/89) was finalized in 1992 August to bring the zoning into conformance with the adopted Development Plan and to permit subdivision and servicing of the site. Individual amendment rezoning applications are required for the development of specific projects on specific sites. To date 7 of 11 sites have been rezoned for specific developments. The subject site is the last of three designated non-market housing sites - the other two to the east of the linear park are a townhouse and low-rise apartment project (Rezoning Reference #28/95) currently under construction and a seniors low-rise apartment (Rezoning Reference #33/94) currently under rezoning (second reading).

4.0 GENERAL COMMENTS:

- 4.1 The Oakalla Development Plan calls for this site (Area 1) to accommodate a non-market development of 20 2-bedroom townhouses of a maximum 3 storeys with a maximum Floor Area Ratio of 0.45. A maximum two-storey height is to be maintained related to the Royal Oak Avenue frontage.
- 4.2 The applicant proposes a 20-unit townhouse project with a range of two, three and four bedroom unit types. The project is being developed by the West Coast Community Homes Society. The subject project is being pursued as the Oaklands Non-profit Family Rental Housing project.
- 4.3 Vehicular access to the site will be from Oakmount Crescent.
- 4.4 The provision of a landscaped and bermed buffer area is required along the Royal Oak Avenue frontage.
- 4.5 Due to park provisions related to the overall rezoning of the Oakalla Development Plan, no Parkland Acquisition Charge is applicable to the subject development.
- 4.6 Given the site's proximity to Royal Oak Avenue, a sound study will be required.
- 4.7 A tree survey is required to ensure that as many on-site trees as possible will be preserved and protected.
- 4.8 Provision of adequately sized and sited garbage and recycling areas and separate carwash stalls will be required.

- 4.9 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 a Public Hearing.

5.0 RECOMMENDATION:

- 5.1 **THAT** staff be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing.



KI:gk

Attach.



405 - 1168 HAMILTON STREET VANCOUVER BRITISH COLUMBIA V6B 2S2 (604) 687-8232 FAX (604) 687-8653

Feb. 28 1995

The Corporation of the District of Burnaby
Approving Officer
Municipal Clerk

Attn: City Clerk

Re: Letter of Intent for Rezoning
Oaklands Housing Cooperative Lot 1

As agents of the owner we would like to submit for consideration of rezoning the following properties, Lot 1, D.L. 94, Group 1, NWD LMP 5551.

The present zoning is CD and we are requesting a consideration for rezoning to Amended CD.

The proposed development for the site is social housing made up of a mix of 2 story row and stacked row houses.

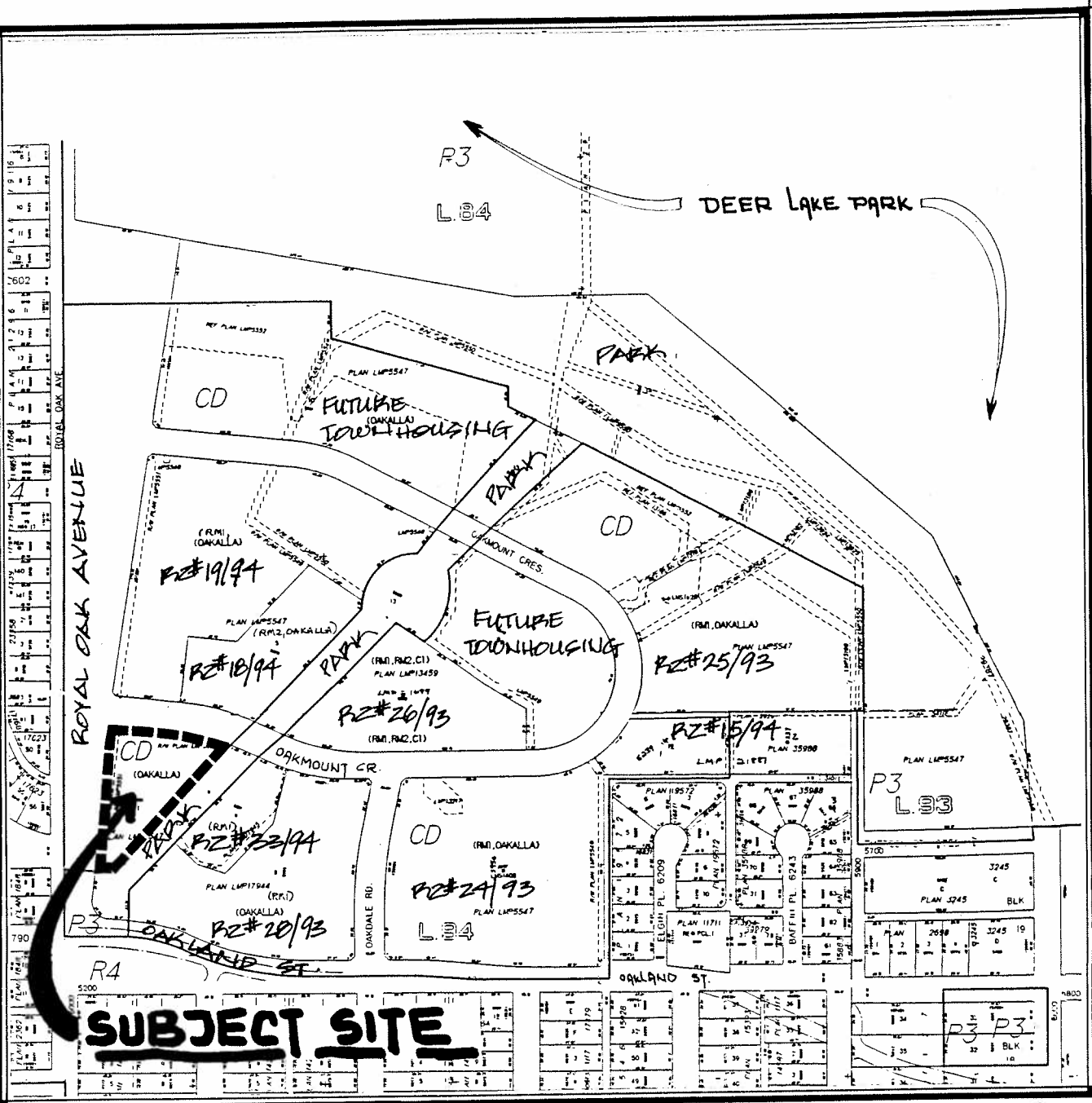
Presently, the site is vacant.

Thank you for your time and attention to this request and we look forward to discussing the details of the rezoning and development with the planning department.

Yours Truly

A handwritten signature in cursive script, appearing to read "Linda Baker".


Linda Baker
Linda Baker Architect Inc.



Date:
 MARCH 1995


Scale:
 N.T.S.

Drawn By:
 J.P.C.



City of
Burnaby

Planning & Building Dept.



North

REZONING REFERENCE # 9/95

SKETCH # 1

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #10/95
1995 MARCH 20

ITEM #9

1.0 GENERAL INFORMATION:

- 1.1 Applicant: The Dominion Company
300 - Two Bentall Centre
555 Burrard Street
Vancouver, B.C. V7X 1S9
- 1.2 Subject: Application for the rezoning of:
Lot B, Blk 2, D.L. 73, Group 1, NWD Plan LMP14893
- From:** CD Comprehensive Development District (M5 Light Industrial District)
- To:** Amended CD Comprehensive Development District (based on M5 Light Industrial District use and density)
- 1.3 Address: 3001 Wayburne Drive
- 1.4 Location: The subject site is located on the west side of Wayburne Drive at Dominion and Manor Streets, just south of the Trans-Canada Highway.
- 1.5 Size: The subject site is approximately 140m (460 ft.) by 140m (460 ft.) and has an area of 1.95 ha (4.82 acres)
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning is to accommodate office/light industrial development.

2. NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is located within a light industrial area on the boundary of a residential neighbourhood (see Sketch #1 **attached**). The Imperial Square office/light industrial development is adjacent to the site on the west, beyond which is

the Willingdon Green office development. A vacant light industrial site is located to the south, and the Trans-Canada Highway is located to the north, beyond the Manor Street right-of-way. To the east, across Wayburne Drive and Westminster Avenue, is a one and two family residential neighbourhood. The site is currently vacant. It is considerably lower in elevation than the adjacent property to the south.

- 2.2 The subject property, together with the property to the south, was created and serviced through a recent subdivision (Subdivision Reference #74/90). At the same time, a rezoning of the two sites was completed (Rezoning Reference #68/90) to establish development guidelines for them (see Appendix "A" **attached**) on the understanding that each parcel would subsequently be the subject of an amendment rezoning process once detailed architectural plans were prepared.

3.0 **GENERAL COMMENTS**

- 3.1 The applicant intends to prepare a plan of development for a two-storey office/light industrial building of approximately 9,300 m² (100,000 sq.ft.) consistent with the Community Plan guidelines established during the initial zoning. Surface parking is proposed
- 3.2 The subject site has been serviced as a condition of Subdivision Reference #74/90. Engineering will be asked to confirm that there are no additional requirements related to this specific development proposal.
- 3.3 Vehicular access to the site is from Wayburne Drive, via a driveway located at the south end of the site at the Dominion Street alignment. Due to the potential for a future Wayburne Drive overpass extension northward across the Trans-Canada Highway, no accesses were to be provided from Wayburne Drive north of this location. In response to the applicant's request, however, transportation planning staff have indicated that a temporary access could be provided from the cul-de-sac bulb, subject to appropriate legal guarantees providing for its elimination if an overpass is constructed in the future.
- 3.4 Ministry of Transportation and Highway approval to the proposed rezoning is required.

- 3.5 Environmental Health Services have advised that, due to the past use and history of the subject property, an environmental assessment in accordance with the requirements of, and under the direction of the Ministry of Environment must be conducted. A copy of the assessment is to be submitted to the Ministry of Environment and Burnaby Environmental Health Services.
- 3.6 A more detailed report, including all proposed prerequisite conditions will be submitted following preparation of a development plan for the subject site which is suitable for submission to a Public Hearing.

4.0 RECOMMENDATION:

- 4.1 **THAT** Council authorize the Planning and Building Department to work with the applicant towards the preparation of a plan of development which is suitable for presentation to a Public Hearing, on the understanding that a more detailed report will be submitted at a later date.


RR:gk

Attach.

c.c. Director Engineering



February 28, 1995

The Dominion Company

Developers, Designers, Builders

Mr. Robert Penger, Planner
City of Burnaby
4949 Canada Way
Burnaby, BC
V5G 1M2

Dear Sir

RE: CD Zoning Amendment
3001, Wayburne Drive, Burnaby, BC

In support of the attached application to amend the current CD Zoning for the above property, we would like to outline our general intent for the project.

The property, being 1.95 hectares in size, was recently rezoned to CD under Rezoning Application #68/90. It is our intention to develop a two-storey approximately 100,000 square foot office/light industrial facility conforming to the community plan guidelines established during the initial rezoning.

It is also our intention to meet with Burnaby Planning staff at their earliest convenience to review our preliminary conceptual plans.

Yours very truly,

THE DOMINION COMPANY

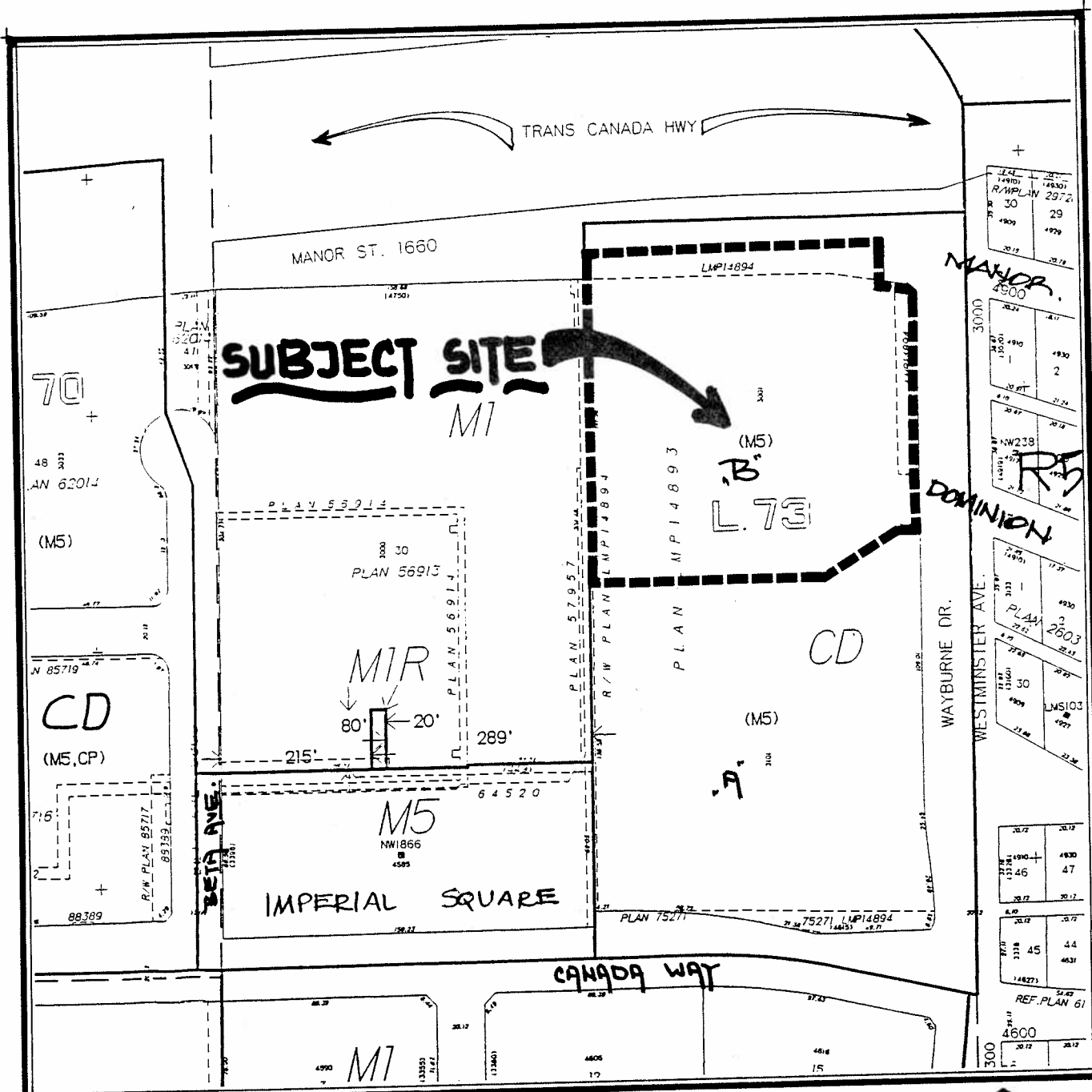
J. A. Blondeel, P.Eng.
Senior Development Manager

JAB/tf

Ref: tf\jab\vp022895.doc

The Dominion Company Inc.
The Dominion Development Company Inc.
Dominion Construction & Development Inc.

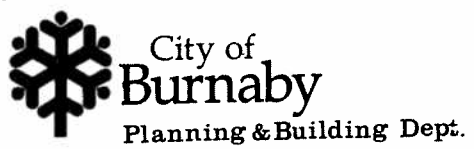
Suite 300, Two Bentall Centre
555 Burrard Street
Vancouver, B.C.
Canada V7X 1S9
Fax: 604 631-1100
Tel: 604 631-1000



Date:
MARCH 1995

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N.T.S.

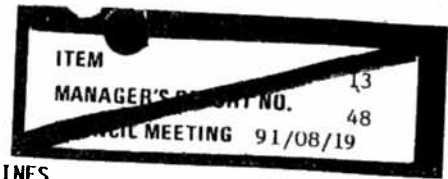
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J.F.C.



REZONING REFERENCE #10/95

SKETCH # 1

APPENDIX "A"



COMMUNITY PLAN GUIDELINES

CANADA WAY/WAYBURNE DRIVE

REZONING REFERENCE #68/90

1.0 INTRODUCTION:

The subject site (4878 Manor Street) is to be subdivided into two parcels and serviced. The following guidelines are provided for development of the subject parcels for quality office industrial park uses. An amendment rezoning will be pursued for specific development of each of the two parcels once a plan of development conforming to the guidelines is prepared.

2.0 LAND USE:

2.1 Office and light industrial uses in accordance with the M5 Light Industrial District are permitted.

3.0 FLOOR AREA RATIO:

3.1 The maximum Floor Area Ratio shall be 1.0 for each lot based on net parcel area.

4.0 BUILDING HEIGHT:

4.1 Maximum building height shall be three storeys, plus penthouse.

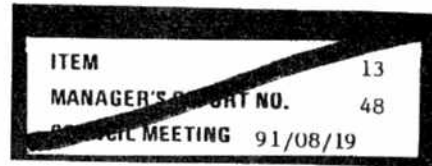
4.2 All roof equipment is to be architecturally screened.

4.3 Any underbuilding parking located completely or partially above the adjacent grade will be considered as a storey for building height purposes.

5.0 SETBACKS:

5.1 The minimum setbacks from the property lines of any lot to buildings and parking/driveway areas partially or fully above ground or on surface shall be as follows:

	<u>BUILDINGS</u>	<u>PARKING/DRIVEWAYS</u>
Canada Way	15 m (50 ft.)	12 m (40 ft.)
Wayburne Drive	9 m (30 ft.)	9 m (30 ft.)
- above second storey	12 m (40 ft.)	
Manor Street/ Trans Canada Highway	9 m (30 ft.)	9 m (30 ft.)
Property lines between adjacent parcels	6 m (20 ft.)	3 m (10 ft.)



6.0 VEHICULAR ACCESS:

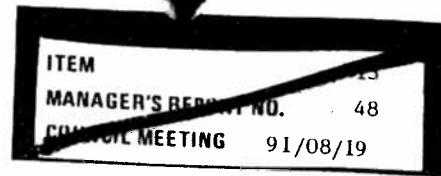
- 6.1 All vehicular access shall be from Wayburne Drive only, at and south of the Dominion Street alignment.
- 6.2 One vehicular access, with full turning movements possible, is to be located opposite the Dominion Street alignment.
- 6.3 One or two additional accesses, with full turning movements possible, may be provided along Wayburne Drive south of Dominion Street and a minimum of approximately 65 m (213 ft.) north of the Canada Way property line, maintaining a minimum clearance of 15 m (50 ft.) from the end of the planned median in this area.

7.0 PARKING:

- 7.1 Parking and loading provision must meet Burnaby Zoning Bylaw regulations.
- 7.2 Provincial Ministry of Highways approval is required for rezoning bylaws and the Ministry's parking standards may also apply.
- 7.3 Underground parking is encouraged. Building up of grades or berming should be utilized where necessary to ensure all underground parking is effectively perceived as underground parking. Any underbuilding parking which is not fully underground will be considered a storey for building height purposes.
- 7.4 No parking decks, if provided, should be visible from Canada Way or Wayburne Drive.
- 7.5 Berming and landscaping should be provided between surface parking areas and public roadways.
- 7.6 Trees and landscaped islands should be provided to visually break up surface parking areas.
- 7.7 Refuse areas shall be provided underground or suitably screened.

8.0 LANDSCAPING:

- 8.1 All areas not occupied by building, parking, or driveways shall be suitably landscaped.
- 8.2 Conifer groupings as well as deciduous trees should be provided around the perimeters of sites.
- 8.3 Trees and landscaped islands should be provided within surface parking areas.
- 8.4 Any fencing shall be located to the rear of the building line fronting any road.
- 8.5 A pedestrian network should be provided for the site.



9.0 ENVIRONMENTAL ISSUES:

- 9.1 The owner shall ensure that, during the construction of any roads, services, site works, and building structures, each of the construction sites/areas are drained to temporary detention/settling basins to prevent the runoff of sediments into creek(s), river(s) or directly to the storm sewer system. Requirements of the Municipal Engineering and Environmental Health Departments must be met.

RR:ap

1991 AUGUST 14

