

ITEM 5

MANAGER'S REPORT NO. 22

COUNCIL MEETING Apr. 4/72

5. Re: Rezoning Reference #2/72
D.L. 98, Blk. 49, Lots 3 & 4, Plan 11632
5090 and 5092 Victory
-

At its March 22, 1972 meeting Council approved for further consideration the rezoning of the above properties from R5 to P5. During consideration of the Planning Department report on this application, (copy attached) it was noted that the lane construction considered prerequisite to the rezoning would result in the creation of a lane which would dead-end at its western terminus. The Council asked that consideration be given the matter of whether the lane should be extended further west to Nelson Avenue. The Planning Department was requested to comment on this proposal and advises that:

1. No right-of-way exists between the west property line of the site and Nelson Avenue and some acquisition is required in order to construct the lane westward from Royal Oak. Extensive acquisition would therefore be necessary to permit construction of a through lane;
2. The costs of acquiring land and constructing the through lane would appear to be an unreasonable charge on the proposed development in that no change in density will be permitted as a result of the requested rezoning;
3. As an alternative to constructing a dead end lane, access to the rear of the site for parking, loading and servicing could be provided by the extension of either of two existing driveways southward along the east or west sides of the existing structures.

In view of the above, the Planning Department suggests that rather than require the full construction of a lane between Royal Oak and Nelson, prerequisite #3 of the Department's report of March 20, 1972 requiring the construction of a dead end lane be deleted.

RECOMMENDATION:

THAT prerequisite #3 of the Planning Department's report of March 20, 1972 requiring the condition of a dead end lane be deleted.

PLANNING DEPARTMENT

REZONING REFERENCE #2/72

MARCH 20, 1972.

Item #1

SUBJECT: Application for the Rezoning of:
 Lots 3 & 4, Block 49, D.L. 98, Plan 1132.
 From Residential District Five (R5)
 To Community Institutional District (P5)

ADDRESS: 5090 and 5092 Victory.

LOCATION: The subject property is located on the north side of Victory approximately 500' west of Royal Oak.

SIZE: The subject properties have a frontage of 130' and an area of 17,940 square feet.

SERVICES: Water, sanitary sewers and storm sewers are available and adequate for the proposed use. The east-west lane is not constructed.

APPLICANT'S INTENTIONS: The applicants wish to convert the existing duplex on the property into a rest home. The current R5 zoning permits only five guests while the applicants proposal for 16 guests could be accommodated under the requested P5 zoning.

SITE OBSERVATIONS: The site is presently occupied by a large single storcy duplex in good condition. The surrounding properties to the north, south and east are occupied by older single family homes of modest size and good condition.

GENERAL OBSERVATIONS: The two lot site is located within an established residential neighbourhood. The site has an area of 17,940 square feet which is in excess of the By-Law requirement for the duplex presently located on the subject property. If the property were rezoned to P5 as requested by the applicant, the property would have a site area potential for 21 rest home guests. Presently under the existing R5 regulations, 5 rest home guests would be permitted.

The applicant's proposal is to convert the existing duplex with its total of eight bedrooms into rest home accommodation and then make a structural extension to the south for an additional 6-8 living units. The owner/applicant couple would continue to live in the dwelling. The proposed resident population would total 14-16 plus the caretaker couple.

A number of features of the subject property make it a suitable location for a rest home. Firstly, the site is readily accessible by automobile or public transit via the major street system to major community facilities. Secondly, the proposed 14-16 guest rest home would be of approximately the same density as would prevail if the two lots were developed, under the existing R5 regulations, with two duplexes assuming an average sized family of four persons. Thirdly, if the home were developed without major structural changes and if the residential character of the building was unchanged, the affect on the texture and appearance of the surrounding residential neighbourhood would be minimal.

The Department would therefore give favourable consideration to the applicant's proposal provided that; the site density does not exceed 16 persons; that a plan is submitted which effectively integrates the building into the surrounding neighbourhood.

RECOMMENDATION:

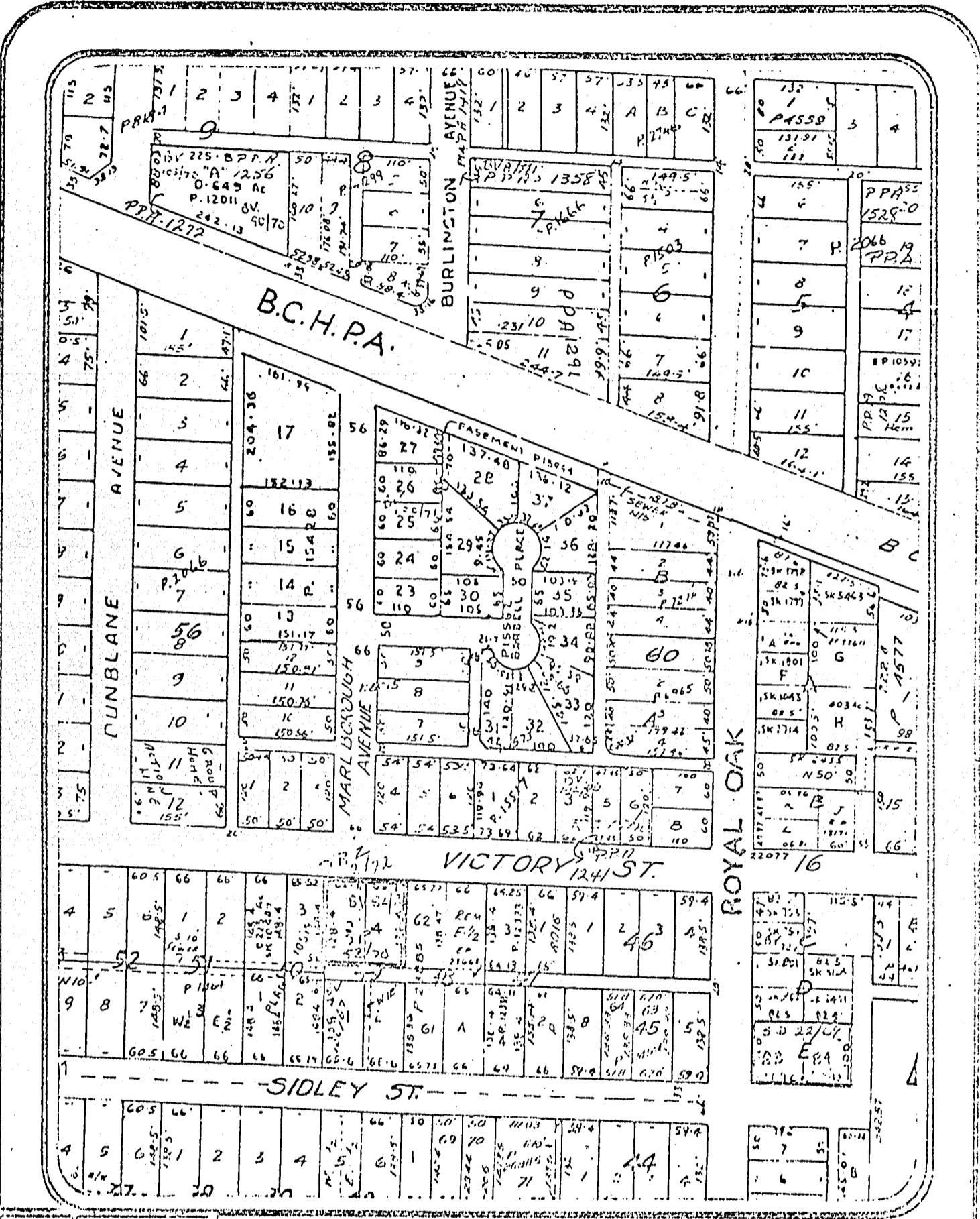
The Planning Department would recommend that this application be approved for further consideration subject to the following prerequisites:

1. The submission of a suitable plan of development, providing for the accommodation of not more than 16 persons.
2. The deposit of sufficient monies to cover the costs of constructing the east/west lane to provide secondary access to the site.
3. The consolidation of the subject properties into one site.

GP:bp

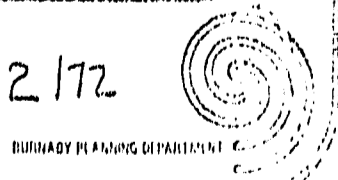
Attach.

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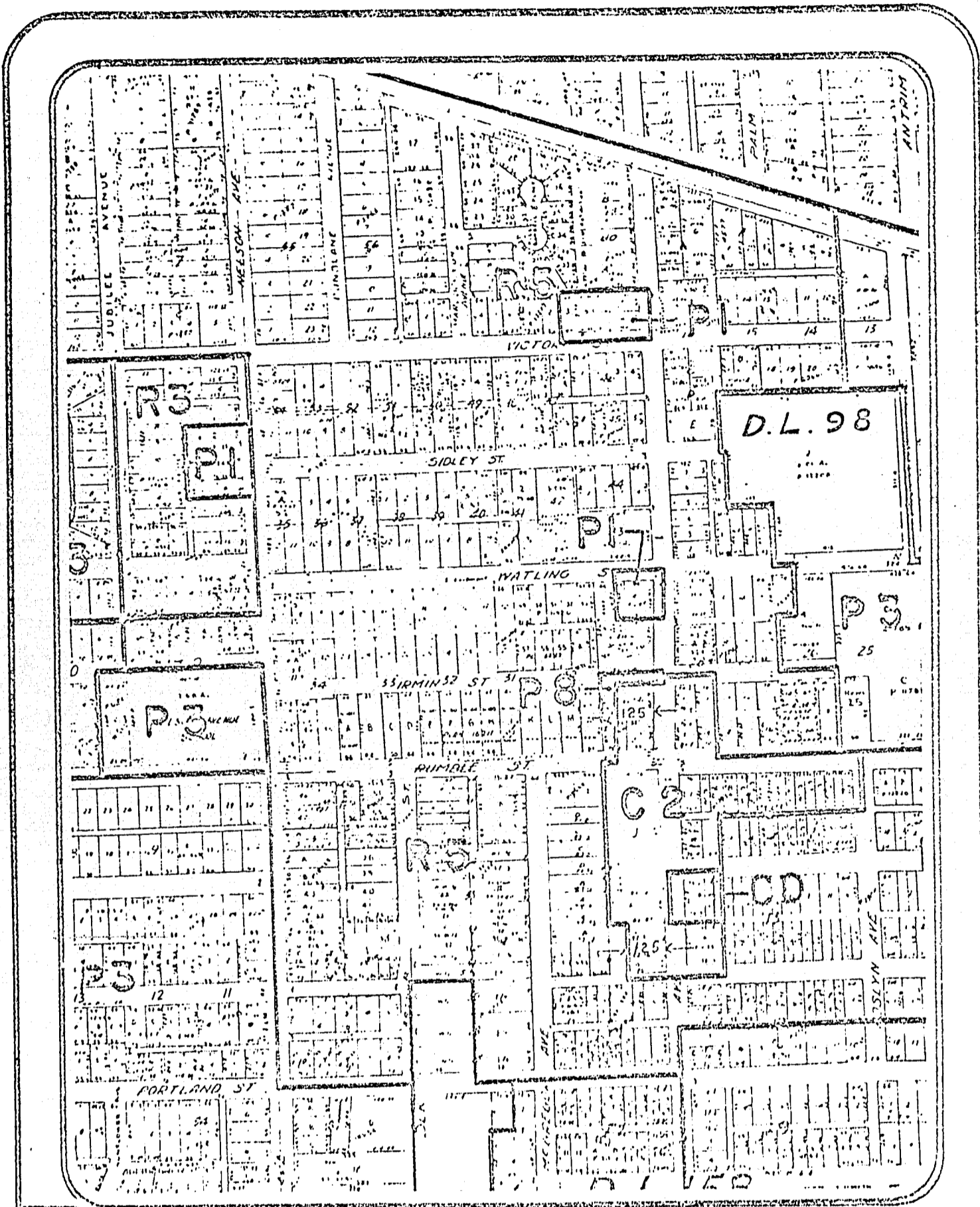


SCALE 1:200
 DRAWN GP
 DATE MARCH 17 1972

REZONING REFERENCE 2172



ITEM 5
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SCALE	1:400
DRAWN	GP
DATE	MARCH 17

REZONING REFERENCE # 2172

BURNABY PLANNING DEPARTMENT



5092 Victory St.
South Burnaby, B.C.

Jan. 22, 1972.

STANDARD
MUNICIPAL

Mr. J. H. Shaw
Municipal Clerk
Corporation of Burnaby

Dear Sir:

Further to my application for re-zoning Lot 3 and 4
Block 49 DL 98 Plan 11632.

I am enclosing these details for your consideration.
This property is 10,200,00 square feet of good level
ground with lane access, very suited for rear yard out door
activity.

It is well located convenient to transportation, churches,
shopping, Doctors, Clinics etc.

The building is mostly of brick construction, very
attractive well planned for ground level living.

I propose to further develop this building to accommodate
16 Senior Citizens, to blend in with the community and work
to present by-law requirements.

I have been informed great need in this area for this
type of accommodation, and it would serve the area well.

I would like to start on this project immediately as
ample skilled labour is available at this time. I will be
employing help when in operation.

I will be looking forward to your reply, at the earliest
possible time.

Yours very truly,

E. A. H. H.