

ITEM 8

MANAGER'S REPORT NO. 19

COUNCIL MEETING Mar. 17/75

Re: Letter dated March 10, 1975 from Mr. M. Bhend,
6643 East Broadway, Burnaby
Subdivision of 7619 Elwell Street

Appearing on the Agenda for the March 17, 1975 meeting of Council is a letter from Mr. M. Bhend with respect to subdivision of the above-noted property.

Following is the report of the Director of Planning in regard to Mr. Bhend's letter.

It is anticipated that on the question of raising densities (i.e., conversions), by-law preparation, holding of a public hearing and the finalization of zoning amendments will take approximately 3 months.

RECOMMENDATIONS:

1. THAT Mr. Bhend be advised of the timing involved in this matter; and
2. THAT a copy of this report be sent to Mr. M. Bhend.

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TO: MUNICIPAL MANAGER

PLANNING DEPARTMENT
MARCH 12, 1975

FROM: DIRECTOR OF PLANNING

SUBJECT: SUBDIVISION OF 7619 ELWELL STREET

Appearing on the Council Agenda for March 17, 1975 is a letter from Mr. M. Bhend concerning the above property.

Attached to his letter is a copy of a letter from the Approving Officer to Mr. Bhend dated February 18, 1975 advising him to await Council's final decision on the matter of raising densities in the residential areas of the Municipality.

Until such a decision is made thus providing direction to staff, it is the responsibility of the Planning Department to enforce the Municipality's Zoning and Subdivision Bylaws and to thus preserve the character of residential neighbourhoods which are based upon these bylaws.

The Planning Department does not have the prerogative of arbitrarily increasing densities or creating subdivisions which conflict with established policies and bylaws.

Once Council has finalized its approach to raising densities in residential neighbourhoods, it is the intention of the Planning Department to review Mr. Bhend's application and to advise him accordingly.


A. L. Parr,
DIRECTOR OF PLANNING.

ALP:cm