

ITEM	23
MANAGER'S REPORT NO.	33
COUNCIL MEETING	May 17/76

Re: LETTER FROM CHARLOTTE ROZMAN THAT APPEARED ON THE AGENDA FOR THE
MAY 10, 1976 MEETING OF COUNCIL
R.Z. REF. #15/75, 6483 TRAPP AVENUE

Appearing on the agenda for the May 17, 1976 meeting of Council is a letter from Charlotte Rozman regarding her property at 6483 Trapp Avenue. Following is a report from the Director of Planning on this matter.

Attached are reports which will provide Council with background information relative to previous correspondence that has been received from Mrs. Rozman:

1. Item 23, Report No. 43, June 10, 1974
2. Item 19, Report No. 51, July 22, 1974
3. Item 12, Report No. 61, September 29, 1975

Item 23, Report No. 43 was superceded by Item 19, Report No. 51. Because of complications involving sewer levies, Council during consideration of the latter report reconsidered its earlier approval and upon reconsideration, revoked the earlier decision and advised Mrs. Rozman in a letter dated July 25, 1974, that the Municipality would not allow her property to be connected to the New Westminster sewer system for the reasons outlined in Item 19, Report No. 51.

To summarize the situation as it now stands regarding sanitary sewer service at 6483 Trapp Road, the Municipality has no sanitary sewer available nor are there any sewers proposed for construction in the foreseeable future and the proposal to connect the property to the City of New Westminster sewer was not approved by the Municipal Council because of the complications relating to sewer charges.

RECOMMENDATIONS:

1. THAT any proposals for rezoning and subdivision in this area be held in abeyance pending the preparation of a community plan.
2. THAT a copy of this report be sent to Charlotte Rozman.

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PLANNING DEPARTMENT
MAY 13, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: R.Z. REF. #15/75 - 6483 TRAPP AVENUE

A. BACKGROUND

Appearing on the agenda of the Council meeting of May 10, 1976, was a letter from Charlotte Rozman regarding the property at 6483 Trapp Avenue (Lot 11S $\frac{1}{2}$, Block 10, D.L. 173, Plan 1034), which is outlined on the attached sketch 1.

B. GENERAL COMMENTS

Application is made in the letter for the establishment of a land use contract that would govern the future use of the property. It should be emphasized that land use contracts have never been employed in Burnaby, principally because our zoning and subdivision regulations have provided sufficient flexibility to permit a wide variety of developments to occur. Further, land use contracts are considered a more cumbersome approach to development and are not well suited to small single parcels of land. In any case, all of the objectives sought for the Rozman property could be attained through existing rezoning and subdivision procedures.

With regard to the proposed sewer connection to the New Westminster system, a review of earlier correspondence indicates that this matter has never been satisfactorily resolved. The provision of sewer facilities would be necessary if the property were to be subdivided. The subdivision of the lot, as previously proposed, would require rezoning to a Residential District category.

It should be noted, however, that Lot 11 is situated in the area covered by the Big Bend Study. The proposed development plan, as shown on sketch 2, was approved by the Council on March 27, 1972. As one of the initial steps in the implementation of the plan, a zoning amendment by-law was adopted by the Council on December 18, 1972. The subject property was among those rezoned from A1 (Agricultural) to A2 (Small Holdings).

The A2 category is essentially a large lot residential type of zone (i.e. one acre minimum), rather than agricultural, and its designation in the Big Bend Area reflects the current municipal concept of providing a wide variety of housing types and residential densities. Moreover, it was considered that a substantially higher density of residential use would be inappropriate not only in terms of Council's objectives for the area, but also because the area was not properly served with the range of facilities requisite for higher density development (i.e. an updated physical servicing grid, suitably sized schools, developed parks, or necessary commercial and institutional uses). The fact that a property is a corner lot or unfit for agricultural use does not, therefore, necessarily suggest the desirability of its subdivision into smaller residential lots.

The Rozman lot has been the subject of a number of reports to the Council during 1974 and 1975 concerning its rezoning to allow for subdivision to take place. In the latest of these, the subject property was included with four other lots in the vicinity of Marine Drive and Fenwick Avenue in a request to the Council for rezoning from A2 to the R1 or R2 District categories. The Council, in considering this request on September 29, 1975, adopted a recommendation that this matter be considered in February, 1976, following the submission of a community plan for the area. Unfortunately little progress has been made on the preparation of this plan to date, owing to the heavy work load of the Planning Department and other priority commitments.


It is anticipated that the community plan for the area will be submitted to Council for consideration in about three months.

C. RECOMMENDATIONS

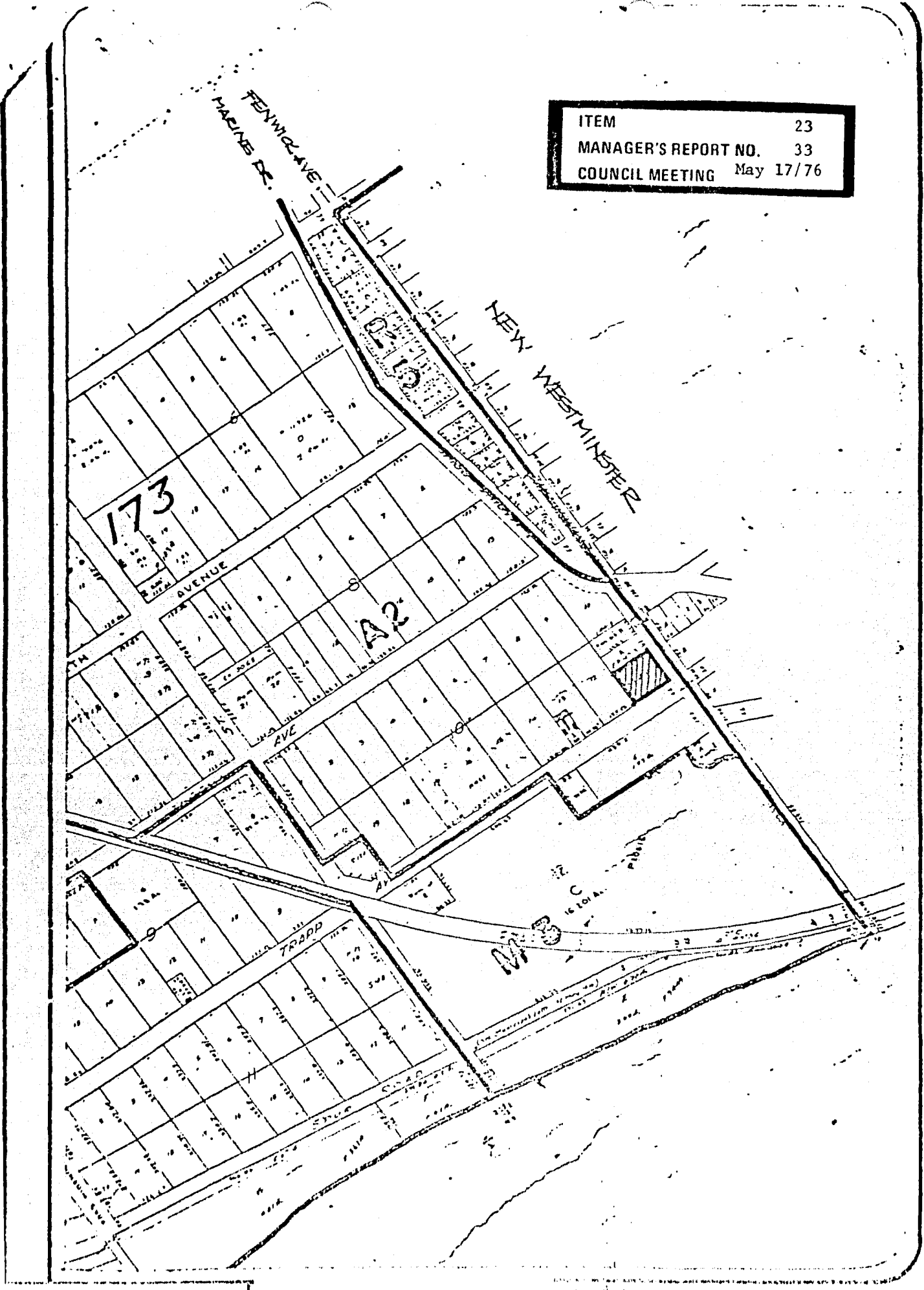
It is recommended:

- (1) THAT any proposals for rezoning and subdivision in this area be held in abeyance pending the preparation of a community plan.
- (2) THAT a copy of this report be sent to Charlotte Rozman.

RBC:ea
Attchmts.
c. c. Municipal Engineer
Assistant Director -
Long Range Planning & Research

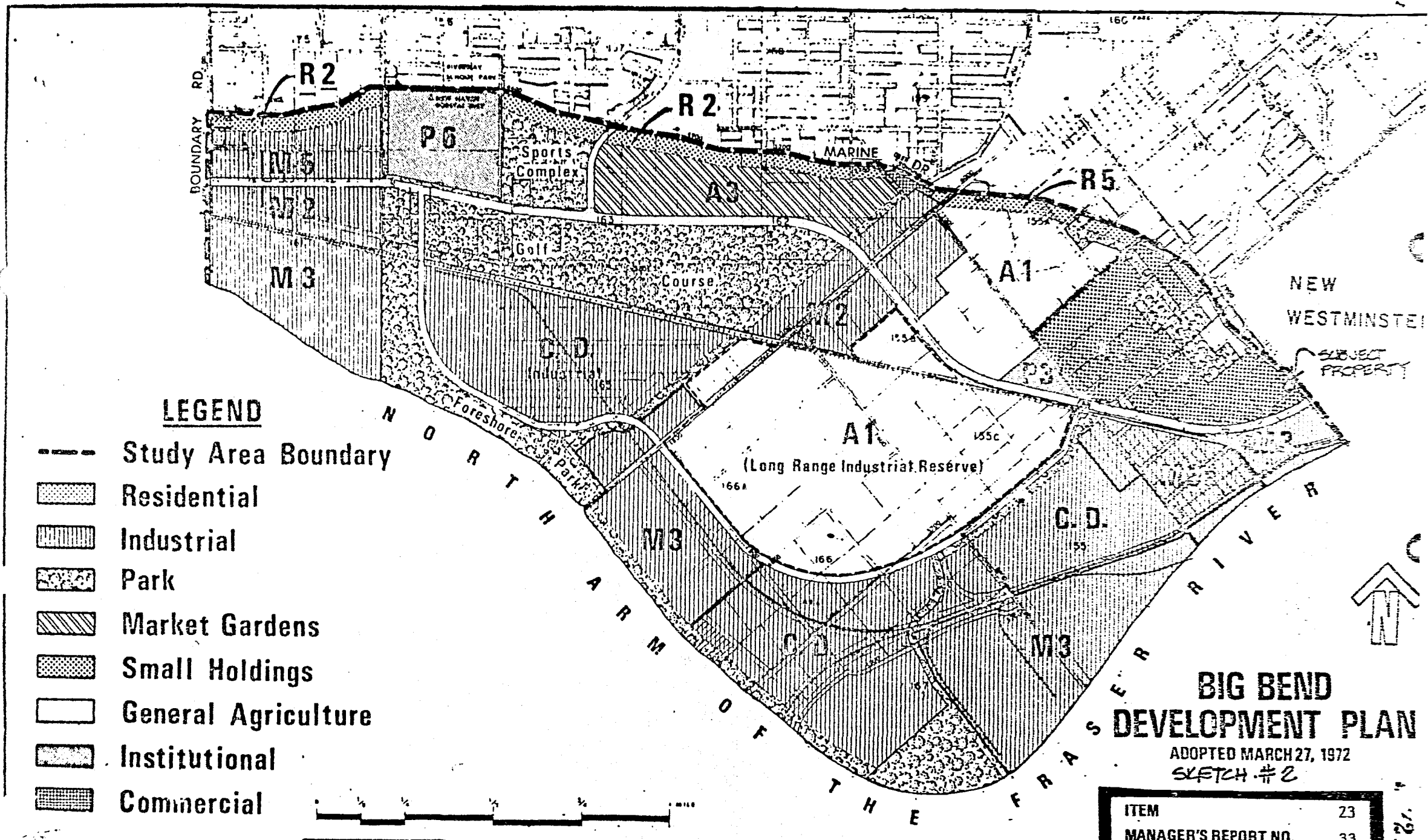

A. L. Parr,
DIRECTOR OF PLANNING

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SKETCH # 1





LEGEND

- Study Area Boundary
- [Stippled pattern] Residential
- [Vertical line pattern] Industrial
- [Dotted pattern] Park
- [Diagonal line pattern] Market Gardens
- [Cross-hatch pattern] Small Holdings
- [White box] General Agriculture
- [Horizontal line pattern] Institutional
- [Grid pattern] Commercial

**BIG BEND
DEVELOPMENT PLAN**
 ADOPTED MARCH 27, 1972
 SKETCH # 2

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1976

Re: Letter from Mrs. C. Rozman, 6483 Trapp Road
Dated May 23, 1974, Requesting Authority to
Connect to the City of New Westminster's
Sewer System

ITEM 23
MANAGER'S REPORT NO. 43
COUNCIL MEETING June 10/74

Appearing on the Agenda for the June 10, 1974 Council meeting is a letter dated May 23, 1974 from Mrs. C. Rozman, 6483 Trapp Road, requesting authority to allow her to connect to the New Westminster sewer system. The applicant would pay all of the costs involved.

Following is a report from the Municipal Engineer dated May 31, 1974 in this connection.

There is provision in Section 533 of the Municipal Act to authorize adjoining municipalities to enter into agreements relating to sewerage systems. Because this is a single service connection to a residence, we do not propose that we use this formal approach which is available in the statutes. The Engineer is simply recommending that we authorize the applicant to make whatever arrangements are necessary to connect to the New Westminster sewer system.

RECOMMENDATIONS:

- THAT approval be granted for the applicant to make her own arrangements to connect to New Westminster's sewer system subject to her reaching an agreement with the City regarding the charges related thereto; and
- THAT the owner obtain a permit from the Burnaby Building Department to provide for the inspection of the sewer connection; and
- THAT the approval be conditional upon the applicant formally agreeing to disconnect from the New Westminster sewer system and reconnect to the Burnaby sewer system when such system becomes available in the area, paying whatever charges are necessary at that time; and
- THAT a copy of this report item be forwarded to the City of New Westminster.

* * * * *

TO: MUNICIPAL MANAGER

MAY 31, 1974

FROM: MUNICIPAL ENGINEER

RE: LETTER FROM MRS. C. ROZMAN, 6483 TRAPP ROAD DATED 23 MAY, 1974 RE
SANITARY SEWER.

Mrs. Rozman has requested favourable consideration to her request to connect to the City of New Westminster sewer system as the Corporation of Burnaby has no sanitary sewer available at the present time on Trapp Road (see attached sketch).

Mr. Goodman, City Engineer, has advised that he would have no objections to Mrs. Rozman making appropriate arrangements to connect to the City of New Westminster sewer system provided she is agreeable to paying the City's charge.

There is no proposal at the present time to have municipal sewers constructed by the Corporation of Burnaby in this particular area and we would, therefore, have no objection to Mrs. Rozman making her own arrangements with the City of New Westminster to connect to their sewer.

RECOMMENDATION:

THAT the property owner at 6483 Trapp Road be granted approval to make his own arrangements to connect to the City of New Westminster's sewer system subject to reaching an agreement with the City of New Westminster regarding the charges related thereto. Even though the property will be connecting to the City of New Westminster sewer which is located on the boundary road between New Westminster and Burnaby (Fenwick) the internal inspection of the sewer connection should be carried out by the Burnaby Building Inspection Department thus the owner should obtain a permit for inspection from the Building Department.

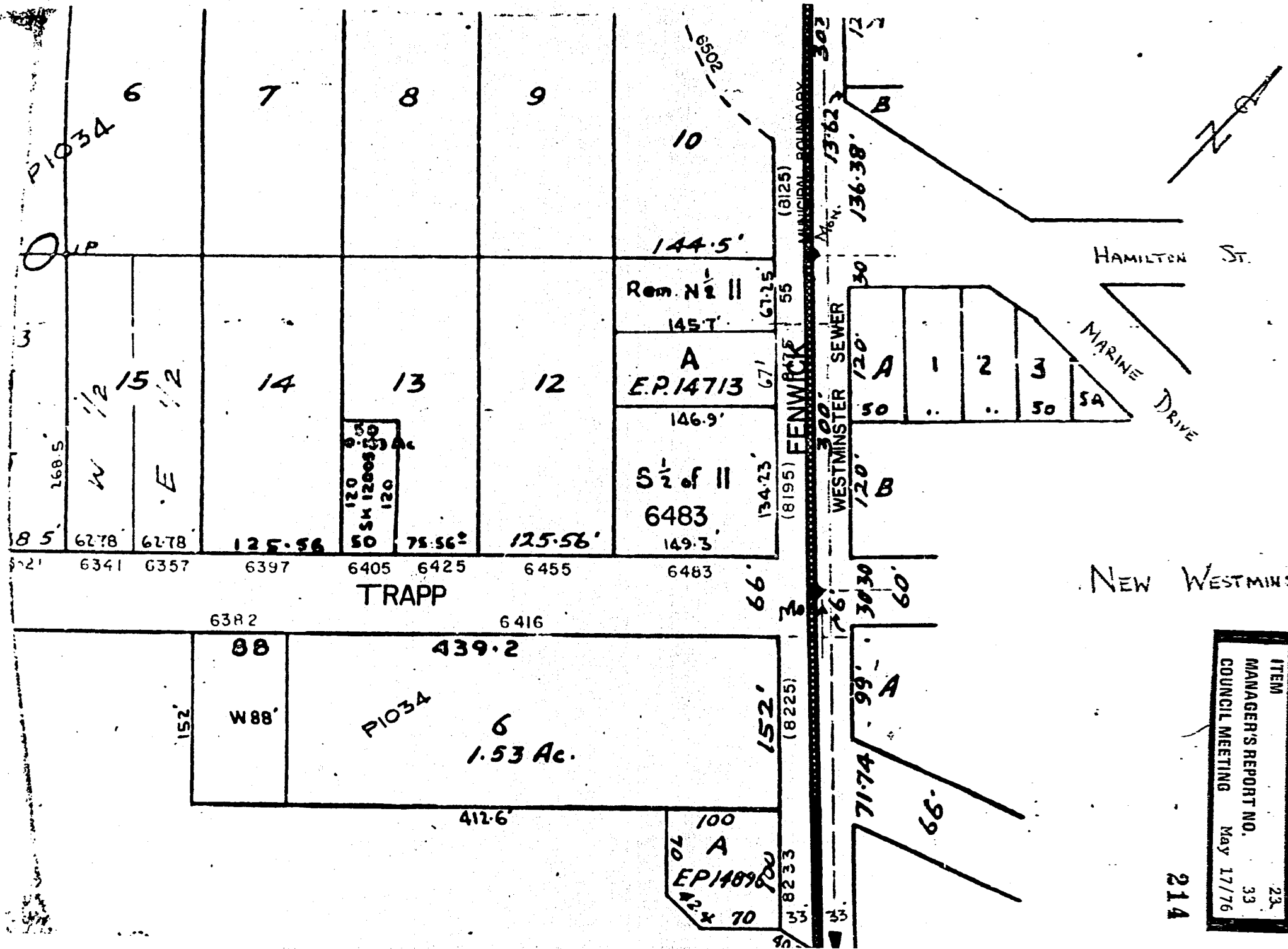
THAT the approval to permit the connection to the New Westminster sewer is conditional upon the property at 6483 Trapp Road disconnecting from the New Westminster sewer and connecting to the Burnaby sewer system when it becomes available in the area and from that period forward sewer charges would be payable to Burnaby in accordance with rates in effect at that time.

VK:pkm
Atch.


MUNICIPAL ENGINEER

- cc: () Director of Planning
- () Municipal Treasurer
- () Chief Building Inspector

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ITEM 23
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 COUNCIL MEETING June 10/74

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ITEM 19
MANAGER'S REPORT NO. 51
COUNCIL MEETING July 22/74

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COUNCIL MEETING May 17/76

Re: Request for Authority to Connect to the
City of New Westminster's Sewer System
(Item 23, Report No. 43, June 10, 1974)

On June 10, 1974, Council received a written request from Mrs. C. Rozman for authority to connect her property on Trapp Road to the New Westminster sewer system. The action taken by Council at that time, together with further information on the matter, are contained in the following report from the Municipal Engineer.

RECOMMENDATIONS:

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[Signature]

- { THAT Council rescind the approval that was given for the subject sewer connection on July 10, 1974; and
- { THAT the request to have the property at 6483 Trapp Road connected to the City of New Westminster sewer system be denied on the basis of the further information that is contained in the Engineer's report; and
- { THAT a copy of this report be sent to Mrs. C. Rozman.

To: Municipal Manager
From: Municipal Engineer
Re: Proposal to Connect to the New Westminster City Sanitary Sewer
Mrs. C. Rozman - 6483 Trapp Road
July 16, 1974

At its regular meeting on June 10, 1974 the Municipal Council approved of a request from Mrs. C. Rozman, 6483 Trapp Road, to make her own arrangements to connect to the City of New Westminster's sewer system subject to: (a) reaching an agreement with the City concerning the charges related to the connection; (b) obtaining a permit from the Burnaby Building Department covering the inspection of the sewer connection; (c) formally agreeing to disconnect from the New Westminster sewer system and re-connect to the Burnaby sewer system when such latter system becomes available in the area and paying whatever charges are in effect at that time.

Subsequently, a letter has been received from the Engineer of the City of New Westminster advising that it is their requirement that the Corporation of Burnaby and the City of New Westminster enter into an agreement regarding the connection of the Rozman property to the New Westminster sewer in order that the City of New Westminster can charge the Corporation of the District of Burnaby \$150. per year for the parcel and the Corporation of Burnaby may in turn collect from the property owner at 6483 Trapp Road (Rozman).

The Municipal Treasurer advised that while the annual cost for connecting to a sewer system in the City of New Westminster is \$150. per annum, the Corporation of Burnaby's annual charge for a sewer connection for 1974 is \$32.25. It would therefore be unreasonable for the Corporation of Burnaby to enter into the agreement requested by the City of New Westminster.

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COUNCIL MEETING July 22/74

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The Municipal Solicitor has advised that it may be possible to enter into an agreement with the Rozmans in which they would covenant to pay whatever charges are levied against Burnaby by New Westminster for the sewer connection and perhaps this agreement could be registered as a charge against the property at the Land Registry Office. However, because of all these complications and uncertainties he recommends that Council be advised to reject the Rozman request for a sewer connection to the New Westminster system.

It has been determined that one of the reasons the inquiry has been received from the Rozmans regarding connection to the New Westminster sewer is related to the possibility of subdivision of their property. The Planning Director advises that the property is presently zoned Small Holdings District (A2), a designation which will not accommodate subdivision of the property. Consequently, in order to subdivide rezoning of the property would be required. The Director of Planning advises further that he would recommend against a rezoning on the basis that the existing zoning is appropriate to the area at this time.

RECOMMENDATION:

THAT whereas the City of New Westminster sewer charges are \$150. while the Corporation of Burnaby sewer charges are \$32.25, and

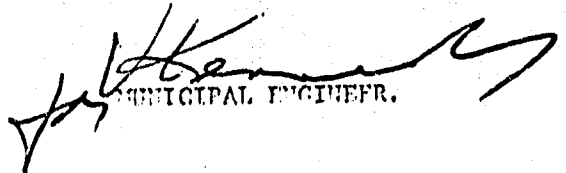
WHEREAS the City of New Westminster will not enter into an agreement on their own with the owners of the property, and

WHEREAS the Municipal Solicitor has recommended that Municipal Council be advised to reject the property owners request to connect to the New Westminster sewer, and

WHEREAS the Director of Planning advises that he would recommend against the subdivision of the property, and

THAT with the new information available the Municipal Council re-consider the approval granted on June 10, 1974, and not grant the request of Mrs. Charlotte Pozman, 6483 Trapp Road, to have her property connected to the City of New Westminster sewer system, and

THAT Mrs. Pozman be so advised and forwarded a copy of this report.


MUNICIPAL ENGINEER.

WV:na

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ITEM	12
MANAGER'S REPORT NO.	61
COUNCIL MEETING	Sept. 29/75

Re: LETTER DATED SEPTEMBER 20, 1975 FROM CHARLOTTE ROZMAN ET AL
REQUEST FOR REZONING OF SMALL HOLDINGS DISTRICT (A-2)
PROPERTIES IN THE VICINITY OF MARINE DRIVE & FENWICK AVENUE

Appearing on the Agenda for the September 29, 1975 meeting of Council is a request from five petitioners for rezoning of properties in the vicinity of Marine Drive & Fenwick Avenue. Following is a report from the Director of Planning on this matter.

RECOMMENDATIONS:

1. THAT the subject rezoning application be considered in February, 1976, once the forthcoming Community Plan for this area has been submitted to Council; and
2. THAT a copy of this report be sent to the petitioners.

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PLANNING DEPARTMENT
SEPTEMBER 25, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: LETTER REQUESTING REZONING OF SMALL HOLDINGS DISTRICT (A2)
PROPERTIES IN THE VICINITY OF MARINE DRIVE AND
FENWICK AVENUE

1.0 INTRODUCTION

Appearing on the Council Agenda is a letter addressed to the Mayor and Members of Council outlining a request for rezoning of properties in the Marine Drive and Fenwick Avenue area (see attached sketch #1) from Small Holdings District (A2) to Single Family Residential District (R1) or Single Family Residential District (R2) for the purposes of subdivision.

2.0 BACKGROUND

2.1 On May 20, 1975, Council considered Rezoning Reference #15/75 submitted by Mr. Felix Rozman requesting rezoning of one of the subject properties from Small Holdings District (A2) to Residential District Five (R5) for the purposes of subdivision. Council tabled the Planning Department recommendation for rejection pending a further report on the development of a Community Plan for the area within eight months.

2.2 Council will recall R.Z. #29/74 preceding the subject application (R.Z. #15/75) which also requested rezoning of the Rozman's property from A2 to R5 for subdivision purposes. On October 28, 1974, the application was considered by Council for First and Second Readings of the Amending Bylaw at which time the bylaw was defeated.

3.0 GENERAL COMMENTS

3.1 The Planning Department acknowledges the applicant's request for rezoning and submits that the development of a Community Plan for the area in which the subject properties are located will be initiated and submitted to Council for consideration prior to February 1976.

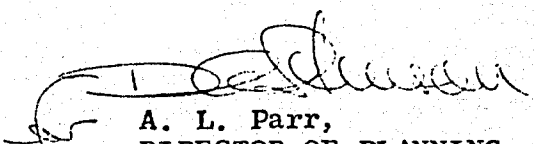
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- 3.2 The present report is being submitted to Council at this time as a result of the letter written directly to the Mayor and Council requesting rezoning. Such rezoning requests would normally be submitted to Council on regularly scheduled dates at two-month intervals, the next one of which is scheduled for November 17, 1975.
- 3.3 The specific rezoning request submitted by Mrs. Rozman, as indicated in the referenced letter, is subject to Council's current consideration included in R.Z. #15/75 which was tabled and as a result should not be reconsidered at this time.

4.0 RECOMMENDATION

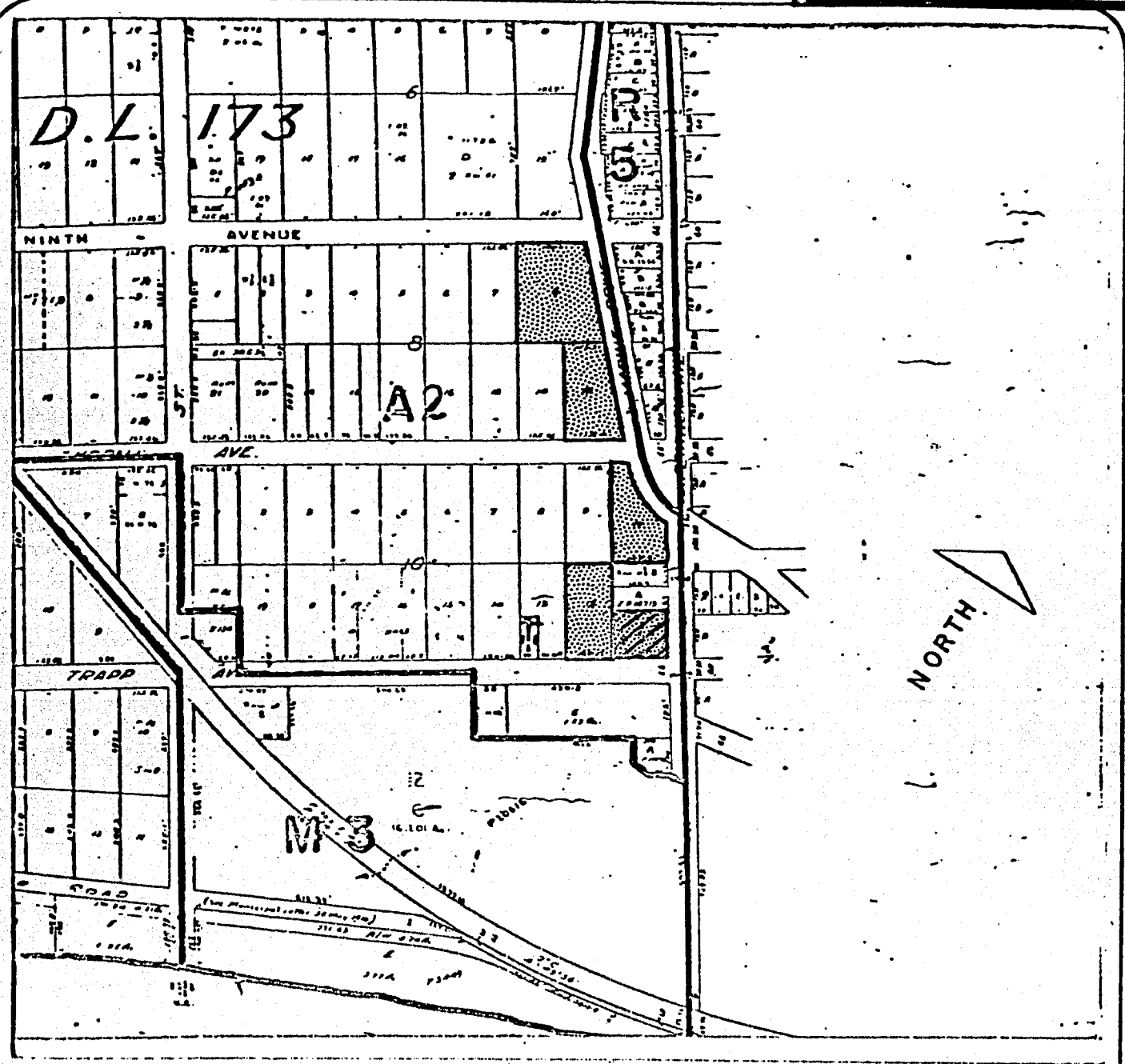
It is recommended that Council receive the report of the Planning Department and request that the subject rezoning application be considered in February 1976, once the forthcoming Community Plan for this area has been submitted to Council.


A. L. Parr,
DIRECTOR OF PLANNING.

PDS:cm
Attach.

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ITEM 12
 MANAGER'S REPORT NO. 61
 COUNCIL MEETING Sept. 29/75





Date
 Sept/75

Scale
 1"=400

Drawn By
 P.D.S.

Burnaby Planning Department

 RZ# 15/15, #29/14 ROZMAN PROPERTY

 SUBJECT PROPERTIES

Sketch #1