

ITEM 8
MANAGER'S REPORT NO. 27
COUNCIL MEETING Apr. 12/77

Re: APPLICATION FOR AN ADDITION TO AN EXISTING HOUSE AT
1250 WILLINGDON AVENUE

Following is a report from the Director of Planning regarding the proposed construction of an addition to a property on Willingdon Avenue which will eventually be required for widening purposes.

The Land Agent advises that Mr. Natola is fully aware of the proposed widening of Willingdon Avenue and the direct impact that such widening would have on his property.

RECOMMENDATION

1. THAT the application for an addition to the existing house at 1250 Willingdon Avenue be approved.

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PLANNING DEPARTMENT
APRIL 4, 1977

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: ADDITION TO EXISTING HOUSE AT 1250 WILLINGDON AVENUE

BACKGROUND

On February 16th of 1977 the Planning Department received an application for approval of an addition to the existing house at the above address as shown on the attached Sketch #1. As can be noted on Sketch #2 there is a proposed 33 foot widening of Willingdon Ave. on the east side which will involve the subject property at a future date which at the present time has not been determined. As a result of the proposed addition being in conflict with the eventual widening, on February 23, 1977, we sent the owner, Mr. P. Natola, a letter stating that we were not prepared to approve his addition. Subsequent to that on March 8, 1977, we received the attached letter from Mr. Natola requesting that we review our position again.

In order to be able to assess the possible costs to the Municipality, the Land Agent was requested to comment on several alternatives as follows:

- 1) that the addition be allowed, thereby increasing the eventual acquisition cost.
- 2) that the Corporation acquire only the west 33 feet based on the relocation of the house to a conforming location.
- 3) that the Corporation acquire the entire parcel and
 - a) rent it out until the widening is required, or,
 - b) demolish the house and sell the lot minus the west 33 feet.

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After reviewing the above the Land Agent replied that "the size of the addition that the owner proposes would not, in our opinion, increase the value of the dwelling by the amount we would stand to lose by purchasing at this time."

In view of this opinion the Planning Department is now preparing to approve the addition as proposed by Mr. Natola.

RECOMMENDATION

THAT Council receive the above report for their information and concurrence.


A. L. Parr
DIRECTOR OF PLANNING

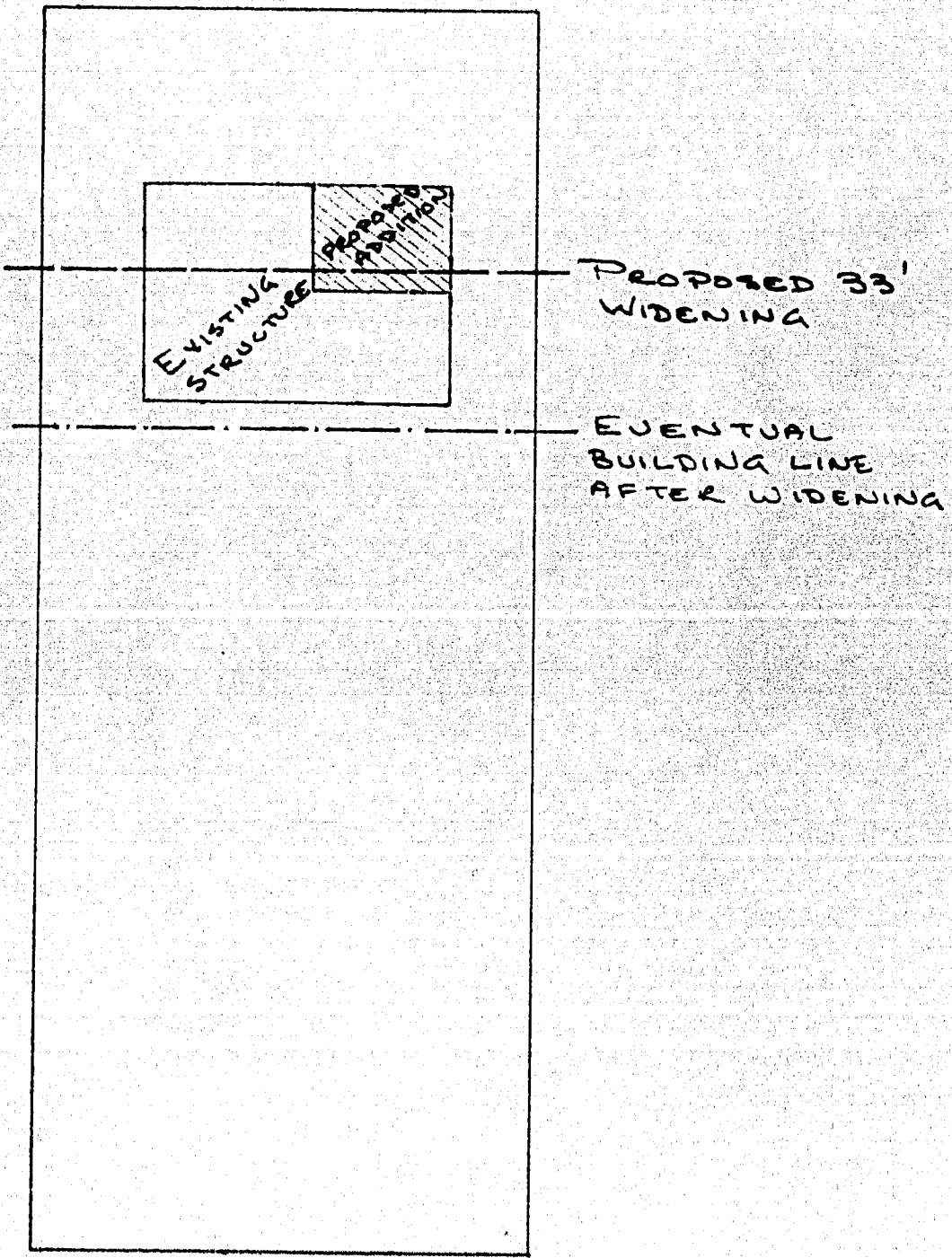
123

HR:ad
Attchmt.

cc: Land Agent

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1250 WILLINGDON AVENUE



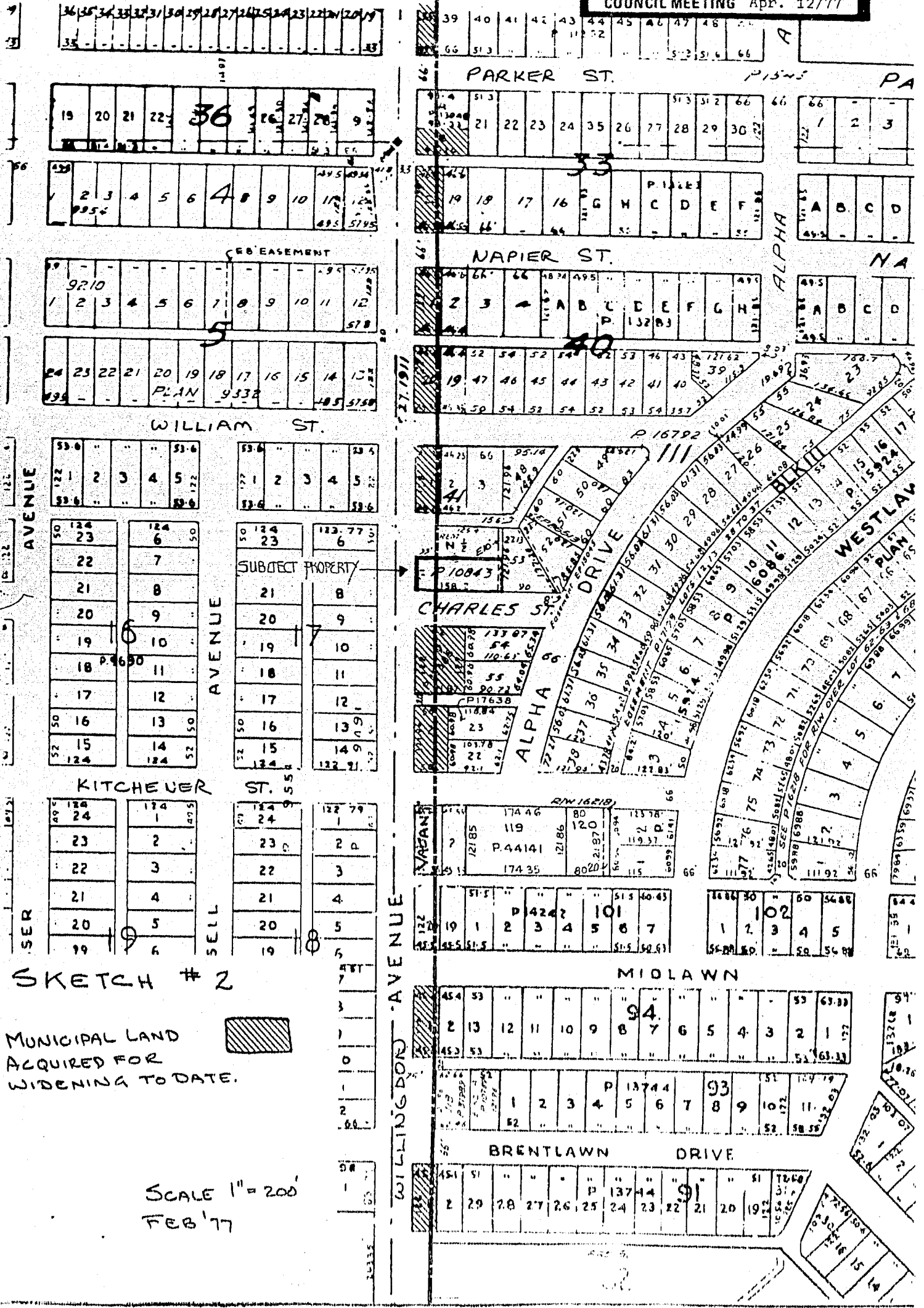
NORTH 

SKETCH # 1

SCALE 1" = 20'


N U E D

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SKETCH # 2

MUNICIPAL LAND
 ACQUIRED FOR
 WIDENING TO DATE.



SCALE 1" = 200'
 FEB '77

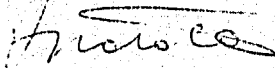
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Miss Russell, Planning Dept.
4949 Canada Way
Burnaby, B.C.
V5G 1M2

Dear Miss Russell:

In answer to the letter received from Mr. Parr regarding the rejection of the plan to the addition of one room to the existing house located at 1270 Willingdon Ave., which I submitted to your department and further to our telephone conversation I would like to stress the point that the addition would be parallel to the existing structure. Therefore I would appreciate if the department would further consider the decision because I intend to improve my property and I can not in any way accept the department's present decision. With the hope to hear from you, I do thank you in advance.

Yours truly,



1250 Willingdon Ave.,
Burnaby, B.C.
V5C 5H6