

ITEM	7
MANAGER'S REPORT NO.	52
COUNCIL MEETING	1978 07 17

Re: LETTER WHICH APPEARED ON THE AGENDA FOR THE 1978 JULY 04 MEETING OF COUNCIL (Item 4d) FROM MRS. J. DAHLSTROM, 7520 FIRST STREET, BURNABY, B. C. REQUESTING PERMISSION TO SUBDIVIDE 7510 FIRST STREET

Appearing on the agenda for July 04 meeting of Council was a letter dated 1978 June 23 from Mrs. J. Dahlstrom, 7520 First Street, Burnaby, B. C. requesting authority to subdivide the property she owns at 7510 First Street.

The following is the report of the Approving Officer dated July 06 in this connection.

The Approving Officer has the responsibility of approving of subdivisions.

RECOMMENDATION:

1. THAT a copy of this report item be forwarded to Mrs. J. Dahlstrom.

* * * * *

PLANNING DEPARTMENT
1978 JULY 06

TO: MUNICIPAL MANAGER

FROM: APPROVING OFFICER

RE: 7510 FIRST STREET -
Lot 5 of S.D. 16, Blocks 2 & 21 N $\frac{1}{2}$, D.L. 25, Plan 14537
7520 FIRST STREET -
Lot 6 of S.D. 16, Blocks 2 & 21 N $\frac{1}{2}$, D.L. 25/27, Plan 14537

Appearing on the Council agenda for 1978 July 04 was a letter from Mrs. Jacqueline Dahlstrom in which she requests permission to subdivide the above noted properties.

The Planning Department has never received a subdivision application for these properties which are shown on the attached Sketch #1. If an application were submitted, we could not support the subdivision for the following reasons.

1. The zoning of the properties is R3 Residential as shown on the attached Sketch #2, which provides for the use and development of single family dwellings. The Burnaby Zoning Bylaw 1965 states that each new lot created shall have a width of not less than 15.0 m (49.21 feet) and an area of not less than 560 m² (6,027.99 square feet). To subdivide under any of the three schemes as Mrs. Dahlstrom has proposed would clearly be at variance with the Zoning Bylaw in creating lots substantially substandard in size. The resultant widths and areas of the lots for each scheme are shown on the attached Sketches #3, 4 and 5.
2. The remaining lots within the block are 15.255 m (50.05 feet) in width or greater. Additionally, all lots contain the required area. Similarly, the lots on the north side of 17th Avenue are 15.109 m (49.57 feet) in width or greater and contain the required area. To create lots smaller than this would be out of character with the rest of the block.

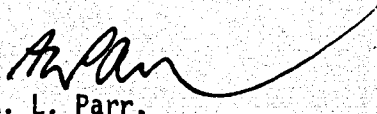
ITEM	7
MANAGER'S REPORT NO.	52
COUNCIL MEETING	1978 07 17.

117

Although the southern portion of the block is zoned R5 Residential which permits the use and development of single and two family dwellings, we could not support the rezoning of either of the subject properties to permit the construction of a duplex. The area to the north is a well established R3 Residential single family area and the lane which runs east and west between 17th Avenue and 16th Avenue serves as a suitable transition between the two zones.

Therefore, as outlined above, we could not support the subdivision of the subject lots and would confirm that they are suitable for single family development only.

This report is submitted for the information of Council.


A. L. Parr,
APPROVING OFFICER.

CW:ad
Atts.

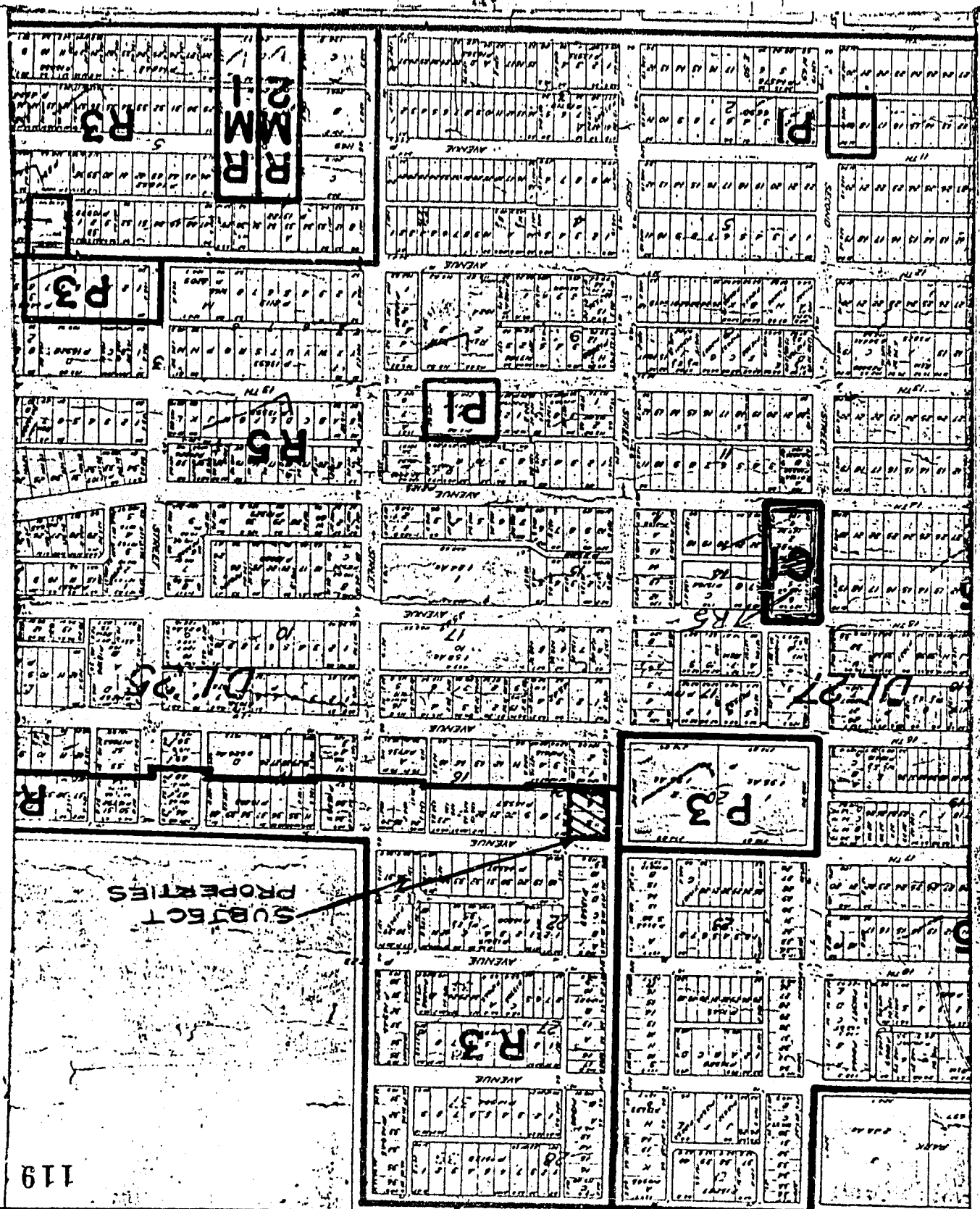


Burnaby Planning Department

SKETCH #2



Date	JULY 78
Scale	1" = 400'
Drawn By	C.W.

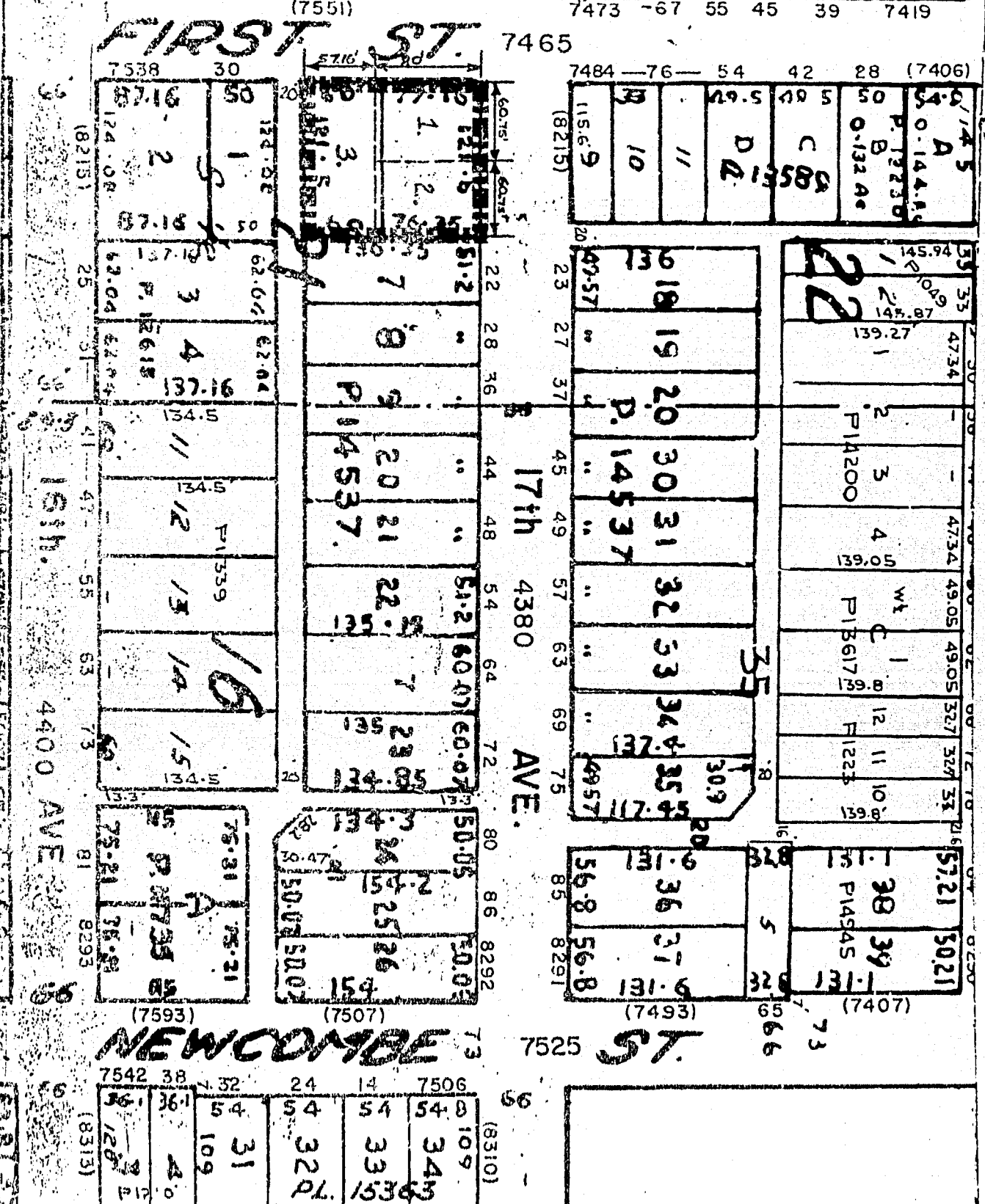


119

ITEM 7
 MANAGER'S REPORT NO. 52
 COUNCIL MEETING 1978 07 17

ITEM 7
 MANAGER'S REPORT NO. 52
 COUNCIL MEETING 1978 07 17

8	69.18	(8190)
9	87.97	
10	51	
11	87.98	
12	69.1	
13	137.7	
14	049	
15	33	
16	33	
17	50	
18	50	
19	50	
20	50	
21	50	
22	50	
23	50	
24	50	
25	50	
26	50	
27	50	
28	50	
29	50	
30	50	
31	50	
32	50	
33	50	
34	50	
35	50	
36	50	
37	50	
38	50	
39	50	
40	50	
41	50	
42	50	
43	50	
44	50	
45	50	
46	50	
47	50	
48	50	
49	50	
50	50	



Date: JULY 178

Scale: 1"=100'

Drawn By: C.W.

Burnaby Planning Department

AREA FOR LOT 1 = 4,860 SQ. FT.
 AREA FOR LOT 2 = 4,860 SQ. FT.
 AREA FOR LOT 3 = 6,944.94 SQ. FT.

SUBSTANDARD

SCHEME 1

SKETCH #3

120

