

ITEM	5
MANAGER'S REPORT NO.	21
COUNCIL MEETING	1980 03 17

RE: LETTER FROM MR. DONALD C. WICKLOW WHICH APPEARED ON THE AGENDA  
 FOR THE 1980 MARCH 10 MEETING OF COUNCIL (ITEM 6h)  
 REQUEST TO SUBDIVIDE A PROPERTY  
 LOT "D", BLOCK 19, D.L. 68, PLAN 11093, N.W.D.  
 3872 SPRUCE STREET

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Appearing on the agenda for the 1980 March 10 meeting of Council was a request from Mr. Donald C. Wicklow to subdivide the subject property. Following is a report from the Approving Officer on this matter.

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. Donald C. Wicklow, 3872 Spruce Street, Burnaby, B.C. V5G 1Y1.

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PLANNING DEPARTMENT  
 MARCH 11, 1980

TO: MUNICIPAL MANAGER  
 FROM: APPROVING OFFICER  
 RE: SUBDIVISION REFERENCE #6/75 - 3872 SPRUCE STREET  
 LETTER FROM D. C. WICKLOW  
 COUNCIL MEETING 1976 FEBRUARY 09, MANAGER'S REPORT NO. 8, ITEM 4

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RECOMMENDATION

1. THAT this report be received for the information of Council.

REPORT

Council, on 1980 March 10, received a letter from Mr. D.C. Wicklow, owner of the subject property wherein he requests permission to subdivide the lot into 2 lots.

As Mr. Wicklow has indicated, the property is 68.8' x 122' and is zoned R4 Residential. Council on 1976 February 09 received the attached report for their information as a result of a similar request made by Mr. Wicklow. The regulations of the Zoning By-law pertaining to lot size requirements have not changed since 1976 nor has the position of the Approving Officer on this matter. The subject property is only slightly larger than the minimum size required by the Zoning By-law and cannot support the creation of two lots. Additionally, the overall character of the area, pertaining to the presence of larger lots, has not changed.

  
 A. L. Parr  
 APPROVING OFFICER

CW:1m  
 Attachs.

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ITEM 4  
MANAGER'S REPORT NO. 8  
COUNCIL MEETING Feb. 9/76

Re: LETTER DATED JANUARY 28, 1976 FROM MR. D. C. WICKLOW  
3872 SPRUCE STREET, BURNABY  
SUBDIVISION REFERENCE #6/75

124

Appearing on the Agenda for the February 9, 1976 meeting of Council is a request from Mr. D. C. Wicklow for permission to subdivide his property which is located at 3872 Spruce Street. Following is a report from the Approving Officer on this matter.

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. D. C. Wicklow.

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PLANNING DEPARTMENT  
FEBRUARY 4, 1976

TO: MUNICIPAL MANAGER  
FROM: APPROVING OFFICER  
RE: SUBDIVISION REFERENCE #6/75 - 3872 SPRUCE STREET  
LETTER FROM D. C. WICKLOW

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The subject property is described as Lot "D", Block 19, D.L. 68, Plan 11093, N.W.D. and is shown on the attached sketch.

BACKGROUND

The Planning Department received an application to subdivide this property into a 33 foot x 122 foot parcel and a 35.8 foot parcel on January 13, 1975. Inasmuch as it is located in the R4 Residential zone, and therefore requires a minimum lot frontage of 60 feet and a parcel size of 7,200 square feet, the application was rejected.

The applicant was advised that Council was considering a report which contained a number of proposals, one of which was an amendment to the R4 zone allowing the conversion of existing single family dwellings into two family dwellings on lots with a minimum area of 7,200 square feet and a minimum width of 60 feet. The Planning Department suggested that the applicant await Council's deliberations on this matter. This proposed amendment is to be put to a public hearing in the near future.

On May 7, 1975 the Planning Department received another application to subdivide the subject property in which the applicants stated their personal reasons for wishing to create the smaller lots. The applicants also pointed out that those lots immediately west of their property were all 33 foot lots.

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The subdivision proposal was reviewed in light of this letter, however, since the Zoning By-law standards are intended to create a consistent lot pattern within a given area, the application was again rejected. Decisions on lot size must be reviewed impartially, regardless of the special circumstances of the owner. To permit subdivision of this parcel in this location (see attached sketch) would establish a precedent for subdivision in this general area, and it is conceivable that remaining parcels in this neighbourhood would similarly be entitled to subdivision.

At the owners' request, the Planning Department again reviewed their subdivision proposal and conducted field surveys in July 1975 to determine whether or not their proposal has merit in light of surrounding conditions. At that time, we re-affirmed our decision to not approve the creation of substandard lots.

#### EXISTING SITUATION

The situation surrounding the proposed subdivision has been stated in the Background of this report. It is important to note, however, the particular location of the subject lot. While it is adjacent to several 33 foot lots which were created prior to adoption of the Zoning By-law, the overall character of the area is one of larger lots which do conform to the By-law requirements. We must, therefore, preserve the intent of the R4 zone which provides for the use of single and two-family dwellings on larger lots in medium density residential areas.

#### RECOMMENDATION

THAT Council receive this report for their information.

  
A. L. Parr  
APPROVING OFFICER

PB:cw  
Att.

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Date  
 3/2/76

Scale  
 1" = 200'

Drawn By  
 FE

Burnaby Planning Department

E.D. Plan # 6/75  
 D.C. Wicklow

