

RE: LETTER FROM THOMAS H. HARA & COMPANY
SUITE 303, 190 ALEXANDER ST, VANCOUVER, B.C. V6A 1B5

1. REZONING REFERENCE #55/81
4259 VICTORY STREET
2. REZONING REFERENCE #56/81
5163 PATTERSON AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted.

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PLANNING DEPARTMENT

1981 AUGUST 05

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #55/81
4259 VICTORY STREET
REZONING REFERENCE #56/81
5163 PATTERSON AVENUE

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. Glenn F. Hara, Thomas H. Hara & Company, Suite 303, 190 Alexander Street, Vancouver, B.C. V6A 1B5.

REPORT

Appearing on the Council Agenda is a letter from Mr. Glenn F. Hara, Solicitor for Perreault Construction Ltd. and Danpro Construction Ltd., regarding two rezoning applications from R5 Residential to R9 Residential at 4259 Victory Street and 5163 Patterson Avenue which were rejected on 1981 July 27.

BACKGROUND:

- 1.0 Rezoning Reference #55/81 - 4259 Victory Street

The above application was not supported since the request for two 34.3 ft. lots would be clearly inconsistent with the well-established single family character of the block frontages on Victory Street between Willingdon and McKay Avenues, where lot widths in excess of 53.84 ft. prevail. Further, no two-family dwellings are located within the block front which would indicate a mixed-use situation.

2.0 Rezoning Reference #56/81 - 5163 Patterson Avenue

Similarly to 1.0 above, the subject proposal was not supported since the block front contained all single-family dwellings on lots ranging in width between 59 and 77 ft. and it was felt that the creation of two 32.5 ft. lots would be inconsistent with the prevailing character.

GENERAL COMMENTS:

As clarification, it should be noted that consideration of each R9 application is considered on its own merits and in view of the pattern of development within the block front. The definition of block front as contained in the Burnaby Zoning Bylaw 1965 states:

"BLOCK FRONT means the frontage of private property within a single zoning district and along one side of a street between intersecting or intercepting streets or between a street and a railroad right-of-way or a street end."

In this regard, since the block frontages for both rezoning applications were clearly well established single-family residential on larger lots, disruption of these areas could not be supported by the introduction of smaller lots.

It should be noted, however, that under the terms of Section 7.8(5) of the Burnaby Zoning Bylaw, where a rezoning request has been denied, the applicant is entitled to file a new rezoning application six months after the date of submission of the previous application. In this regard, since application was made on 1981 March 16, the applicant could reapply on or after 1981 September 16. However, it should be noted that this does not infer that the Planning Department's position with respect to this application would change.

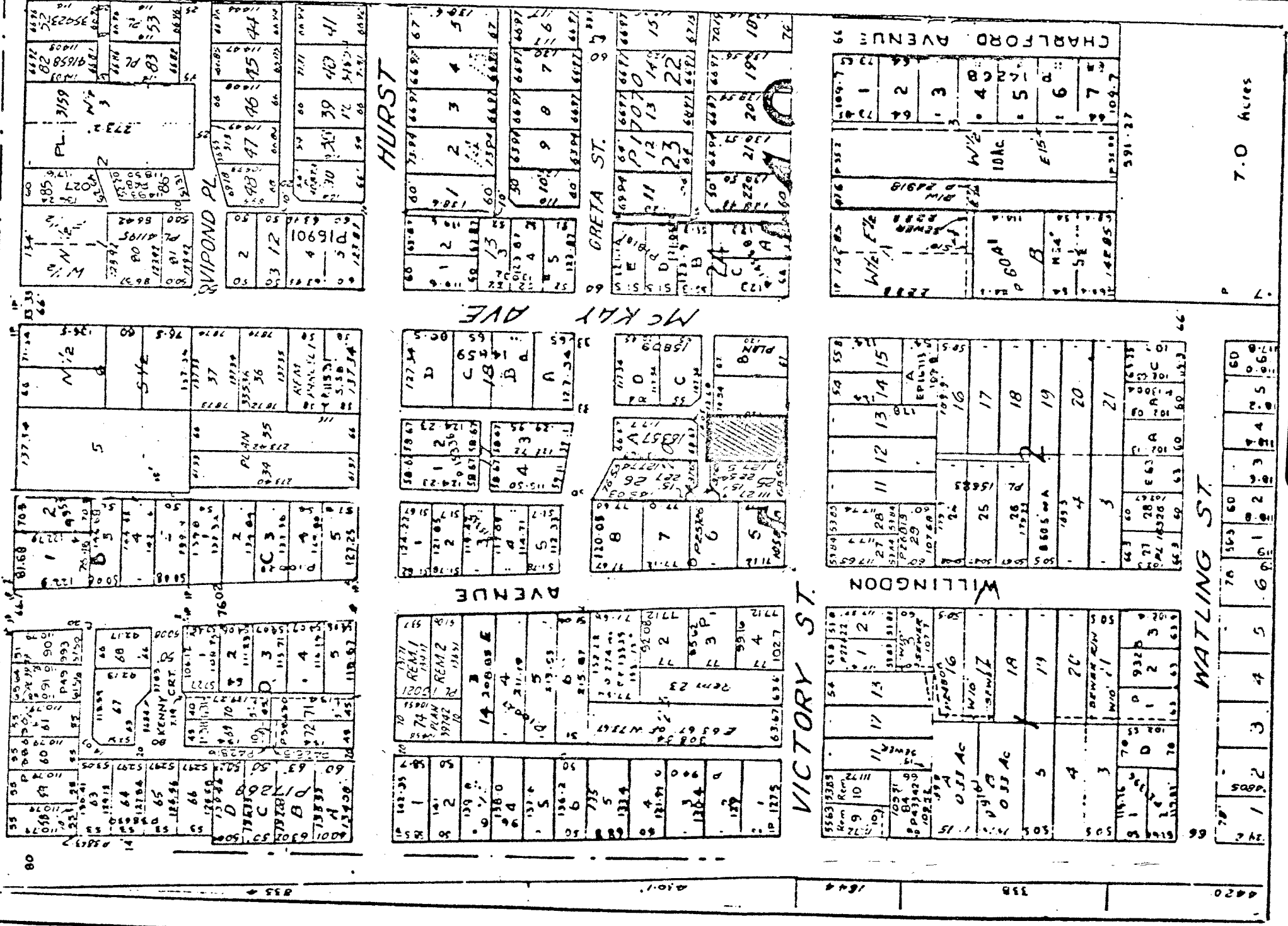
This is for the information of Council.

CM/nb

Sketches are attached.



A. L. Parr
DIRECTOR OF PLANNING



Date
1981 JUNE

Scale
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Drawn By


ITEM 8
 MANAGER'S REPORT NO. 37
 COUNCIL MEETING 1981 08 10

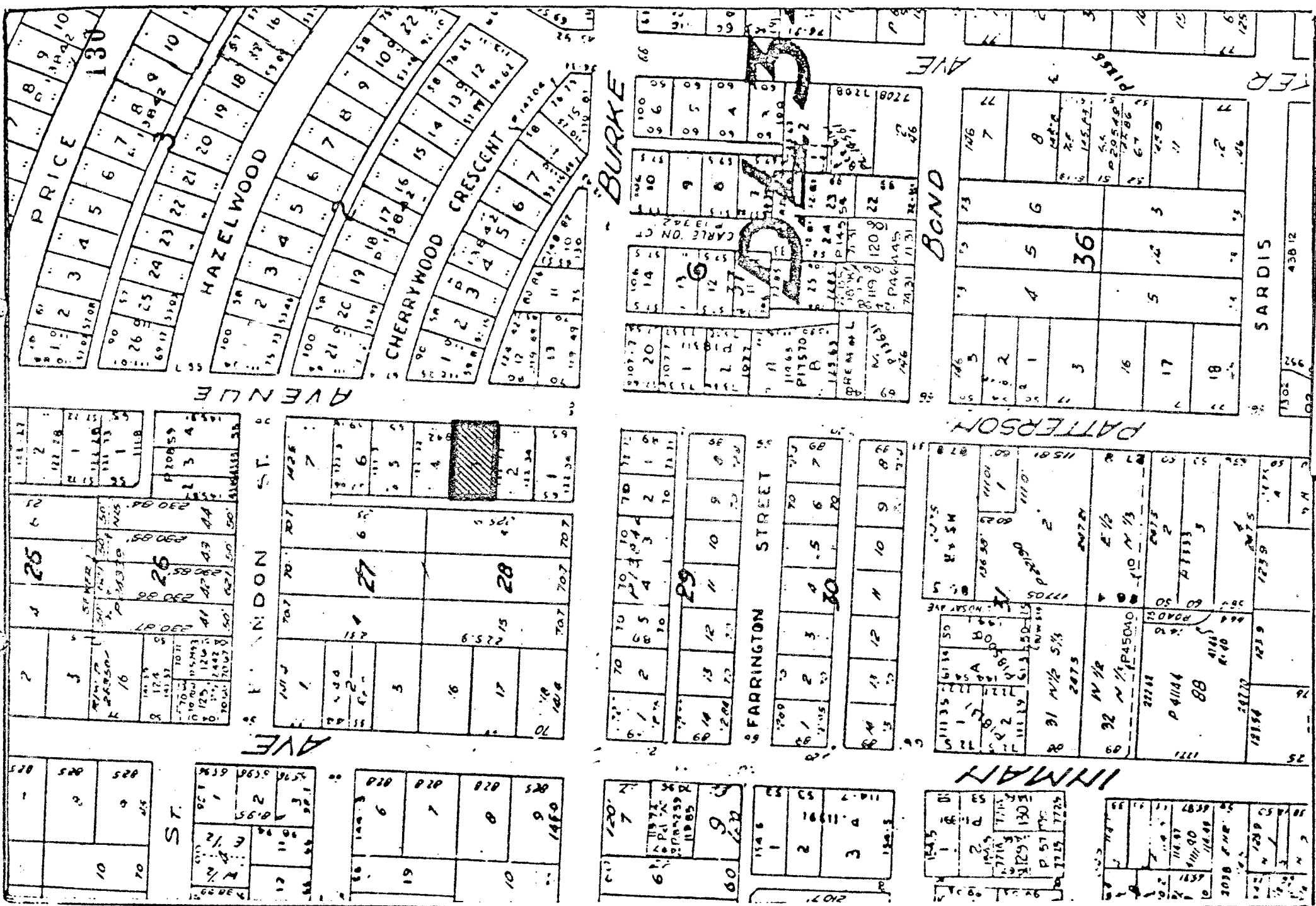


Burnaby Planning Dep

REZONING REFERENCE #55/81

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 subject site



Burnaby Planning Dept.


Date
1981 JUNE

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ITEM 8
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REZONING REFERENCE #56/81

 subject site

sketch #1