

ITEM 9  
MANAGER'S REPORT NO. 37  
COUNCIL MEETING 1981 08 10.

RE: LETTER FROM MR. AND MRS. O. DiFANT  
3768 ELMWOOD STREET, BURNABY, B.C. V5G 1R9  
REZONING REFERENCE #44/81  
3768 ELMWOOD STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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PLANNING DEPARTMENT

1981 AUGUST 10

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
RE: REZONING REFERENCE #44/81  
3768 ELMWOOD STREET

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. & Mrs. O. DiFant,  
3768 Elmwood Street, Burnaby, B.C. V5G 1R7.

REPORT

Appearing on the Council Agenda is a letter from Mr. and Mrs. DiFant regarding their application to rezone 3768 Elmwood Street from R5 Residential to R9 Residential which was turned down on 1981 July 27.

BACKGROUND:

Council is advised that the subject rezoning application was not supported since the prevailing character of single-family dwellings located on lot widths of 50 ft. and greater within the block front would be disrupted. Further, no two-family dwellings exist within either the north or south block front of Elmwood Street. Only one 40 ft. lot exists across Elmwood Street, to the north of the proposed rezoning.

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:

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"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, evaluation of both the north and south block frontages of Elmwood Street between Boundary Road and Smith Avenue were undertaken, with the resulting recommendation to not approve since the single-family character on predominantly 50 ft. wide lots was well established, and should not be disrupted.

Further, the six 40 ft. lots to which the owners allude are contained within the block front on the north side of Sunset Street which is located to the south of the subject property. Since the greatest impact of small lots would be within the block front in which the property is located, the pattern to the south is not considered to form an integral part of the characteristics during evaluation.

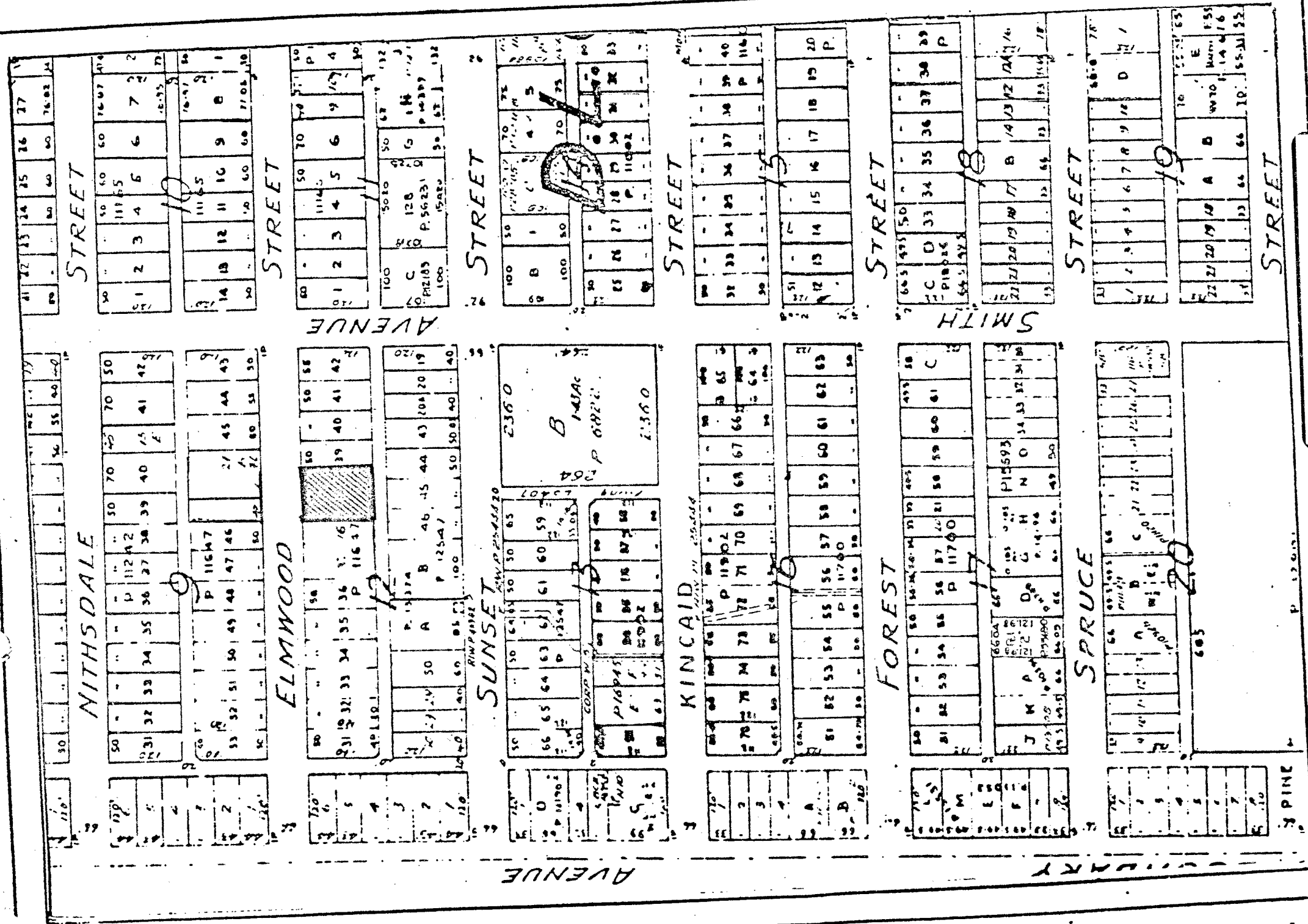
It should be noted, however, that under the terms of Section 7.8(5) of the Burnaby Zoning Bylaw, where a rezoning request has been denied, the applicant is entitled to file a new rezoning application six months after the date of submission of the previous application. In this regard, since application was made on 1981 March 06, the applicant could reapply on or after 1981 September 06. However, it should be noted that this does not infer that the Planning Department's position with respect to this application would change.

CM/nb

Sketch attached.



A. L. Parr  
DIRECTOR OF PLANNING



Burnaby Planning Dept.

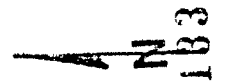
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Date  
**1981 JUNE**

Scale  
**1:2400**

Drawn By

**REZONING REFERENCE #44/81**



 subject site

sketch #1

