

ITEM	18
MANAGER'S REPORT NO.	37
COUNCIL MEETING	1981 08 10

RE: LETTER FROM MR. ALLAN CORBETT
 4791 BUXTON STREET, BURNABY, B.C.
 REZONING REFERENCE #52/81
 7928/30 EDMONDS STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1981 AUGUST 06

FROM: DIRECTOR OF PLANNING

SUBJECT: REZONING REFERENCE #52/81
 7928/30 EDMONDS STREET

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. Allan Corbett, 4791 Buxton Street, Burnaby, B.C.

REPORT

Appearing on the Council Agenda is a delegation request from Mr. Allan Corbett regarding an application to rezone 7928/30 Edmonds Street from R5 Residential District to R9 Residential District which was turned down on 1981 July 27 (as shown on attached sketch). On the assumption that this request is for reconsideration of the rezoning, the following information is provided.

BACKGROUND:

It is advised that the subject rezoning application was not supported since the introduction of two 32.7 ft. wide lots would be inconsistent with the predominantly single family character existing with both block frontages of Edmonds Street where lot widths range between 44 ft and 81 ft. Further, the block front on the south side of Edmonds Street where the property is located, contains only three two-family dwellings, one of which exists on the subject property, and the balance is developed with single family dwellings on lots having widths of 65.46 ft.

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, the block frontages on Edmonds Street between 4th and 6th Streets were primarily evaluated in order to determine the impact of small lots within this area.

Subsequently, in view of the characteristics, it was determined that the proposal would be incompatible with the well-established single family pattern.

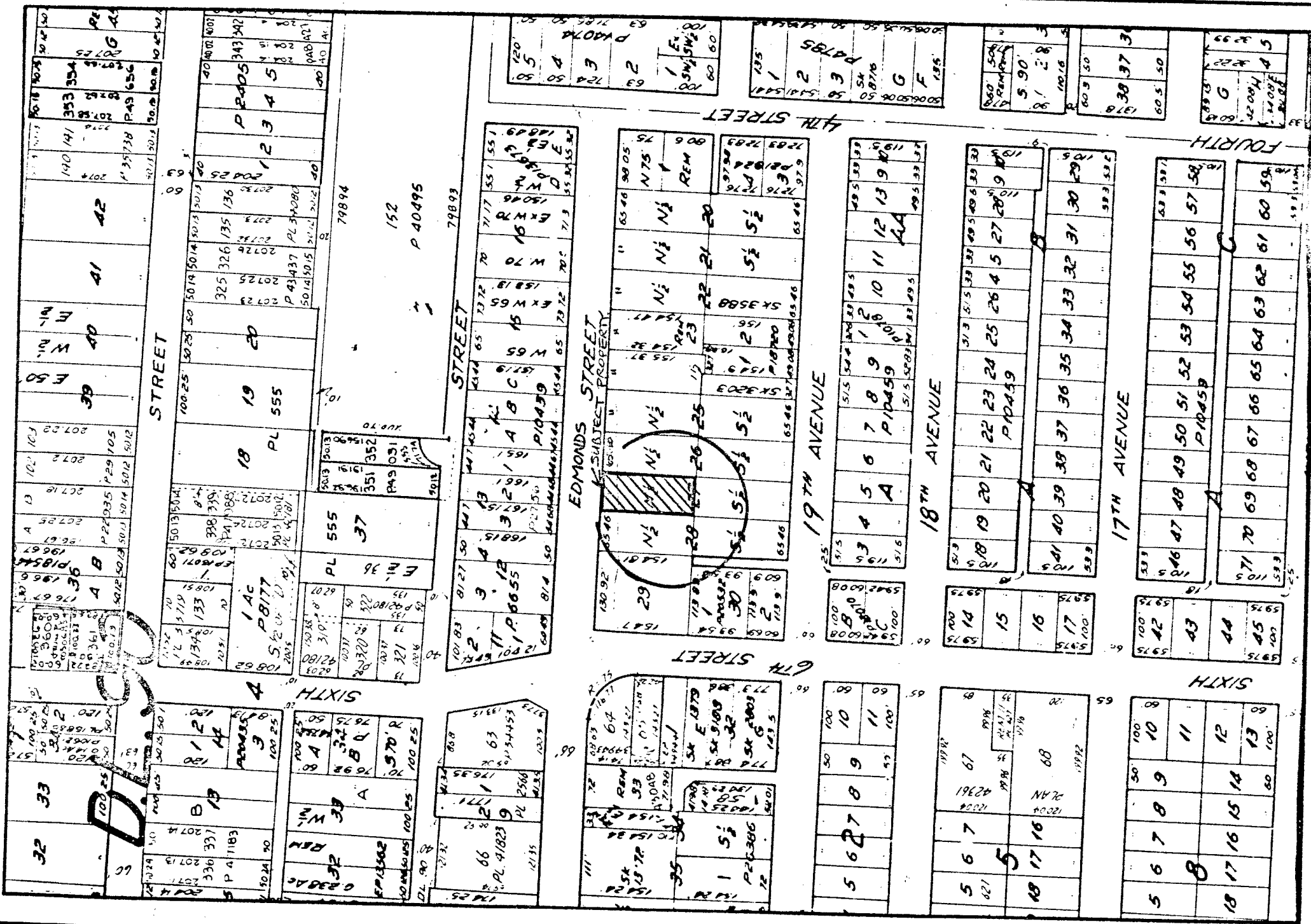
It should be noted, however, that under the terms of Section 7.8(5) of the Burnaby Zoning Bylaw, where a rezoning request has been denied, the applicant is entitled to file a new rezoning application six months after the date of submission of the previous application. In this regard, since application was made on 1981 April 10, the applicant could reapply on or after 1981 October 10. 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.



A. L. Parr,
DIRECTOR OF PLANNING

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Attachment



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 Burnaby Planning Department

Date
1981 AUGUST

Scale
1" = 200'

Drawn By
C.M.

REZONING REFERENCE # 52/81

