

ITEM 6  
MANAGER'S REPORT NO. 48  
COUNCIL MEETING 1981 10 13

RE: 7536 KINGSWAY - KINGSWAY/EDMONDS AREA PLAN  
REQUEST FOR BUILDING PERMIT FOR SINGLE FAMILY RESIDENCE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER - PLANNING DEPARTMENT -  
FROM: DIRECTOR OF PLANNING 1981 OCTOBER 7TH  
SUBJECT: 7536 Kingsway (at Fifteenth Avenue)  
Kingsway/Edmonds Area Plan.

RECOMMENDATIONS:

1. THAT Council receive this report for information.
2. THAT a copy of this report be sent to S. Chen and Fong Yu Lam, 6848 Ash Street, the owners of the subject property.

R E P O R T

The Planning Department has received a letter of enquiry from the owner of the subject property (see Sketch 1 attached) requesting approval to construct a single family residence in conformance with the site's existing Residential District (R5) Zoning. This matter was brought to the attention of this Department prior to an application being made for a Building Permit because the lot is located within the Kingsway/Edmonds Area Plan wherein it is designated for RMI Apartment Development in consolidation with other lots, see attached Sketch 2.

Single and two family residential development in this area is considered undesirable because it is not in scale with existing and proposed apartment development nearby, future land assemblies will be more difficult to achieve and adequate separation from the traffic of Kingsway cannot be achieved as it can in apartment development on a consolidated site through setbacks, landscaping, berming and building orientation. In the future a 5.03 m (16.5 ft.) strip of land will be required along Kingsway for road widening. This land will be obtained through dedication if a rezoning or subdivision is involved or through purchase. If the proposed house is constructed and remains upon the widening of Kingsway the front yard setback will be 0.97 m (3.19 ft.).

H E B O R D

In spite of the undesirable aspects of single family development at this location, there is little that the Municipality can do to prevent this development other than purchase the property if the vendor is willing. Rezoning to RMI to bring the lot into conformity with its designation in the Community Plan is of no assistance because RMI zoning permits single family development.

RECOMMENDATION:  
In the light of Council's recent decisions in matters of this sort, it would be our intention to authorize the issuance of a Building permit for a single family dwelling on this lot upon receipt of suitable plans unless Council otherwise directs. It is hoped that the owner will realize the undesirability of constructing a single family dwelling at this location in light of these comments and reconsider land assembly and apartment development.

DATE: 1981 OCTOBER 7, 1981

BY: A. L. PARR, DIRECTOR OF PLANNING

A. L. PARR,  
DIRECTOR OF PLANNING.

CBR/mdw

Attachments.

C. C. Chief Building Inspector.

1981 OCTOBER 7, 1981

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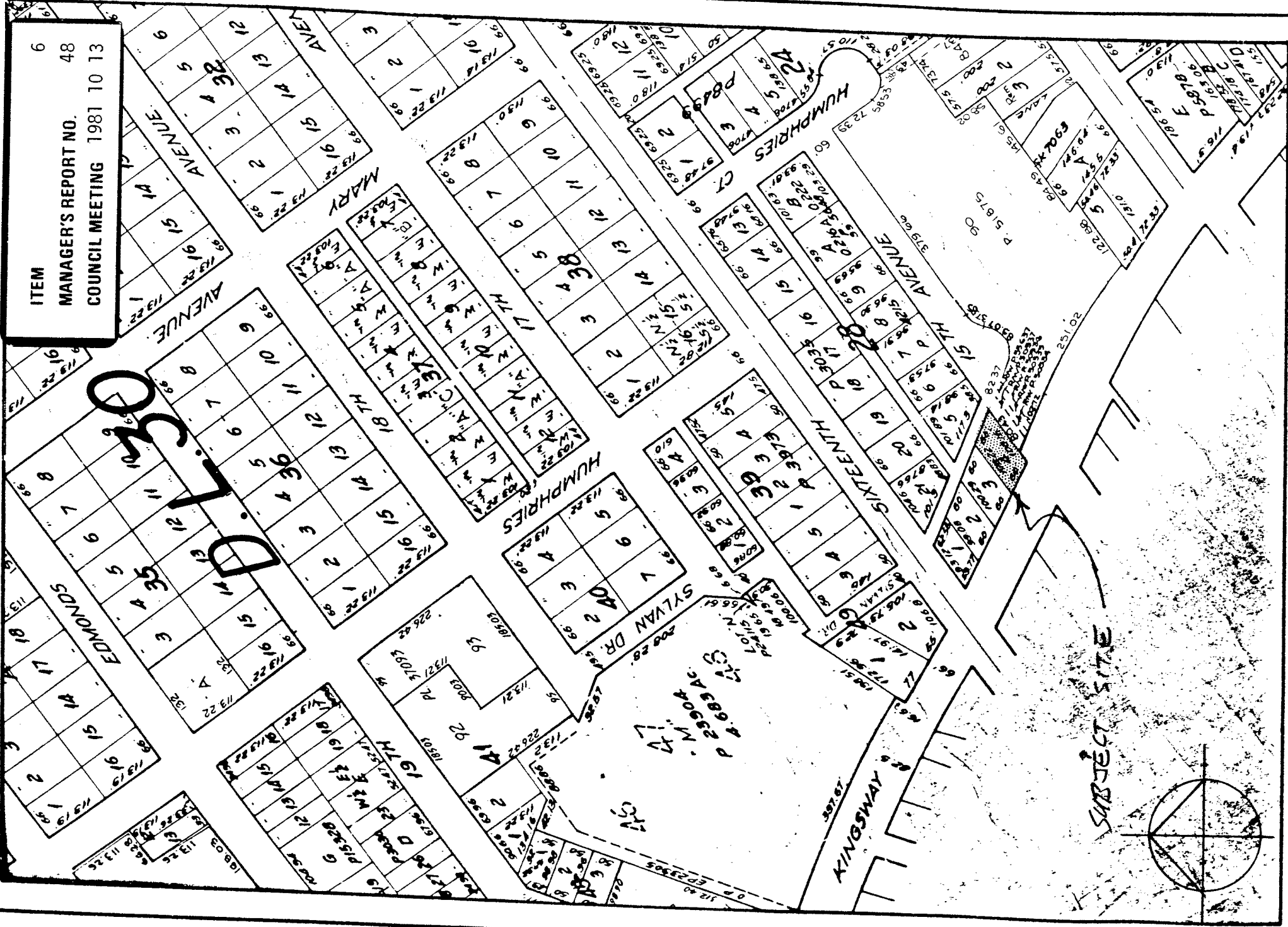
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Date

1981 OCT.

Scale

1" = 200'

Drawn By



Burnaby Planning Department

7536 KINGSWAY

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SKETCH 1

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SKETCH 2

ADOPTED BY COUNCIL 1980 MARCH 31

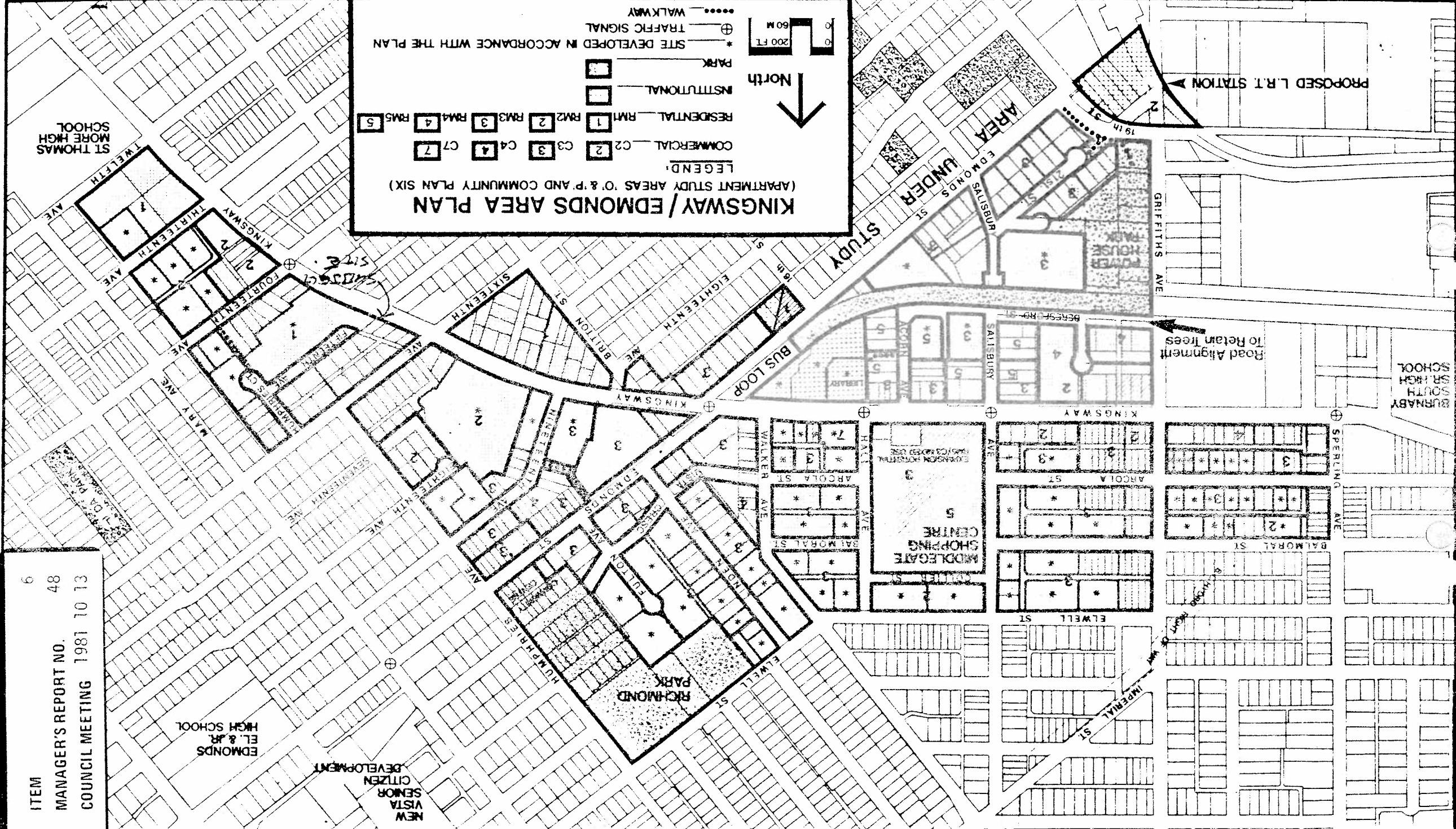
**KINGSWAY/EDMONDS AREA PLAN**  
 (APARTMENT STUDY AREAS 'O' & 'P' AND COMMUNITY PLAN SIX)

**LEGEND:**

COMMERCIAL	C2	C3	C4	C7	
RESIDENTIAL	RM1	RM2	RM3	RM4	RM5
INSTITUTIONAL					
PARK					
* SITE DEVELOPED IN ACCORDANCE WITH THE PLAN					
⊕ TRAFFIC SIGNAL					
..... WALKWAY					

Scale: 0 to 60 M, 0 to 200 FT

North ↓



SKETCH 2

Road Alignment to Retain Trees

PROPOSED LRT STATION