

ITEM	SUPPLEMENTARY	34
MANAGER'S REPORT NO.		62
COUNCIL MEETING	1981 12 14	

RE: REQUEST TO CONSTRUCT A NEW DUPLEX AT  
 3778 DOMINION STREET  
 APARTMENT STUDY AREA "I"  
 COMMUNITY PLAN AREA 8

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1981 DECEMBER 11

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REQUEST TO CONSTRUCT A NEW DUPLEX AT  
 3778 DOMINION STREET  
 APARTMENT STUDY AREA "I"  
 COMMUNITY PLAN AREA 8  
 (REFER ATTACHED SKETCHES 1 & 2)

RECOMMENDATION:

1. THAT this report be received for information purposes.

Report

1.0 SUMMARY:

In situations where applications for redevelopment are made for properties which conflict with our Community Plans it is the practice of the Planning and Building Inspection Department to report on any such applications to Council.

On 1981 November 26, an application was made by Mr. J. Handja for a building permit for a new duplex on a property at 3778 Dominion Street which is owned by Mr. & Mrs. Fasan and Mr. & Mrs. Masi. The application was referred to Planning for Siting Approval due to the location of the site being in a Community Plan area. The applicants have requested that this matter be presented to Council for resolution as soon as possible.

## 2.0 BACKGROUND:

The subject property is presently occupied by a small, old house which is in poor condition. The existing zoning is R5 (Residential District). The applicants purchased the property in 1981 April and applied for rezoning to R9 which the Planning Department did not support due to the conflict with the Community Plan for the area. This recommendation to not give favourable consideration to the request was supported by Council on 1981 July 27. The owners then submitted the application for the proposed duplex four months later.

## 3.0 CONFLICTS WITH EXISTING POLICY:

The subject site is situated within the Apartment Area "I"/Community Plan Eight area. (Refer to attached sketch #1). In response to the fact that the portion of this plan area south of Canada Way has been presently fully committed by five recent rezonings which are either in process or completed, the Planning staff has been assessing the need to make some adjustments to the plan for the next logical phase in the implementation of the policies for this area. The area north of Canada Way has been experiencing pressure for R9 rezoning, apartment development inquiries and duplex applications in the past year.

A report on the proposed adjustments to this plan area will be submitted to Council early in the new year however, the Community Plan 8 area is still essentially seen as being a medium density residential area with a community commercial core at Canada Way and Smith Avenue.

3.1 The subject application for a duplex will impede the consolidation of properties on the block in which the site is located. The construction of a new building will greatly increase future assembly costs if redevelopment were to be considered. At present the other homes on this side of this block of Dominion Street are quite old and are of a generally small size.

## 4.0 OPTIONS AVAILABLE:

- 4.1 Granting a permit to construct a duplex. This will tend to postpone the redevelopment of this block.
- 4.2 Initiating an area rezoning to RM3 would clearly state our objectives for the future redevelopment of this area; however, this option would result in considerable loss of development control and would not prevent the construction of duplexes which would still be permitted.
- 4.3 Initiating negotiations for the purchase of the property. This would prevent the construction of a duplex; however, it would become necessary for the Municipality to hold the property for an unknown period of time until the adjacent two properties to the east would become available for redevelopment.

## 5.0 CONCLUSIONS:

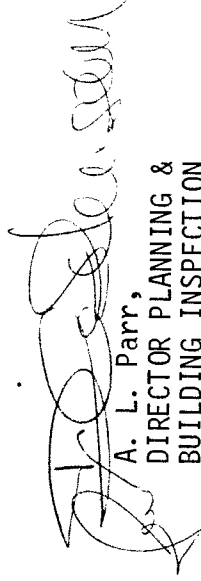
Under the circumstances it is not desirable to have a new duplex constructed on the subject site if the goal of providing opportunities for medium density residential redevelopment are to be achieved through our Community Plans.

In this case the option would be to initiate negotiations to purchase property involved which would however result in the Municipality holding the property for an uncertain period of time.

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Unless otherwise directed by Council, staff will be obligated to issue a building permit for the duplex proposed for the site.

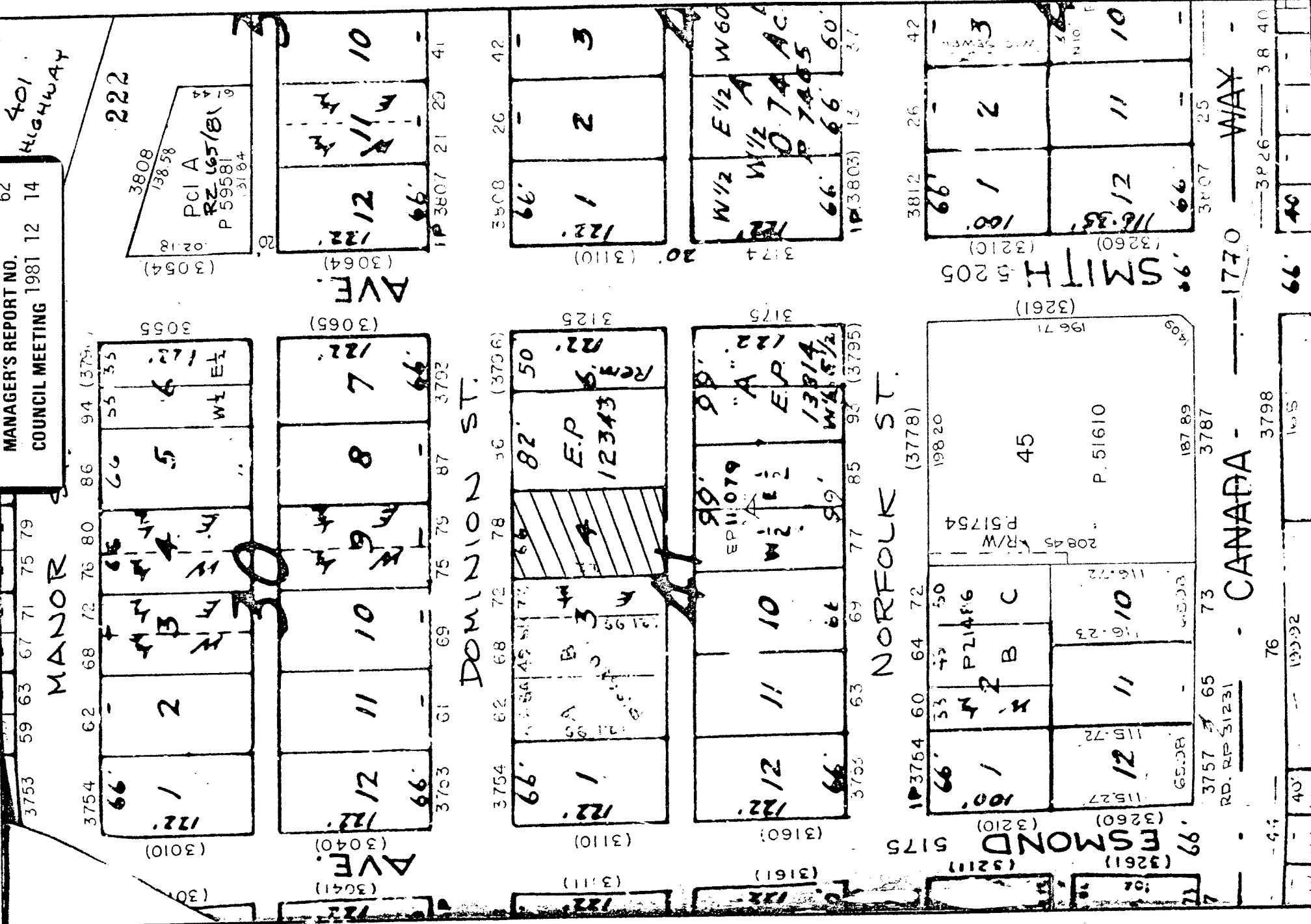


A. L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

BR/gj  
Attach.

cc: Solicitor

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Date

81 12

Scale

1:100

Drawn By



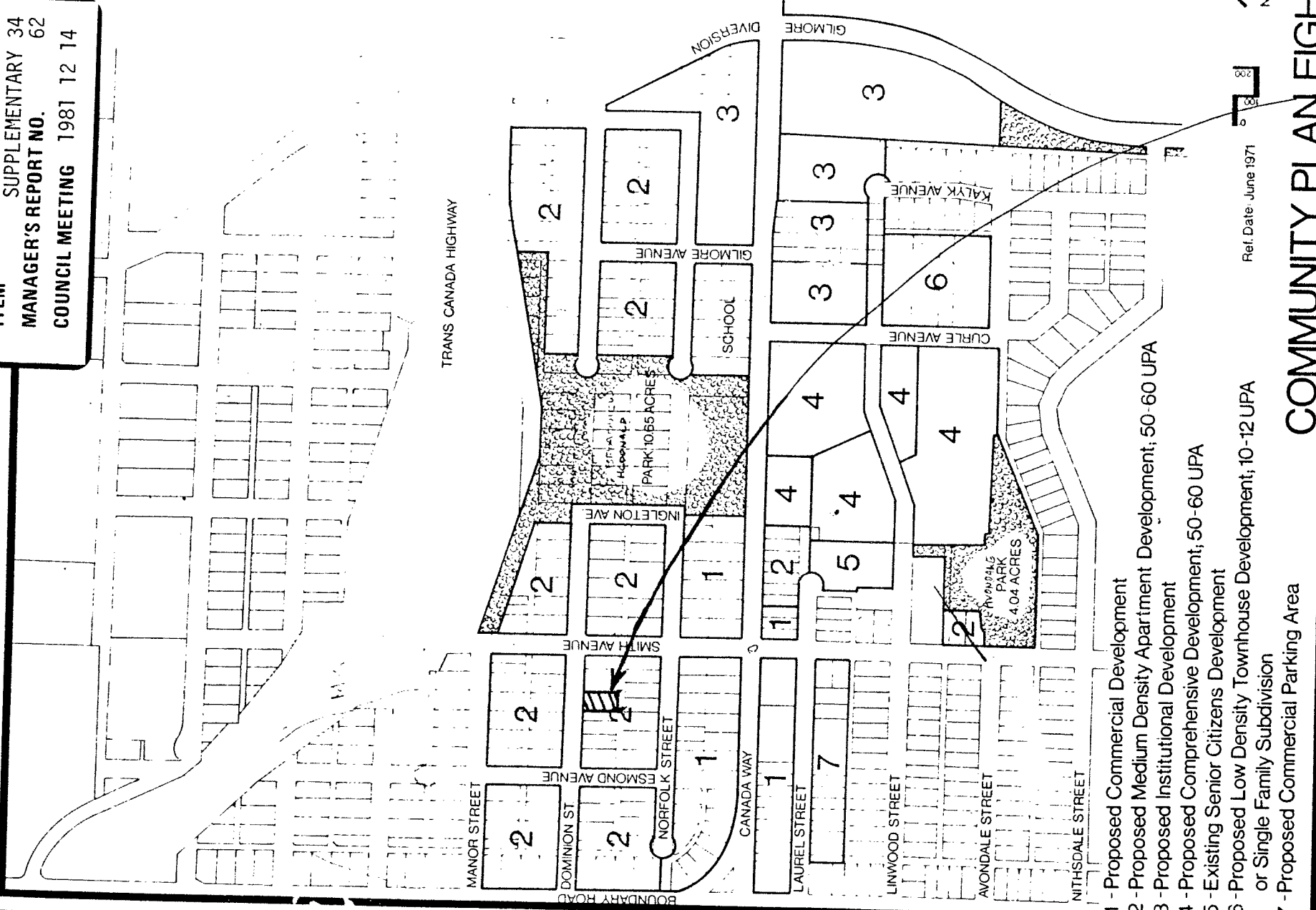
Burnaby Planning Department

PROPOSED DUPLEX SITE

3778 DOMINION STREET.

SKETCH # 1

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- 1 - Proposed Commercial Development
- 2 - Proposed Medium Density Apartment Development, 50-60 UPA
- 3 - Proposed Institutional Development
- 4 - Proposed Comprehensive Development, 50-60 UPA
- 5 - Existing Senior Citizens Development
- 6 - Proposed Low Density Townhouse Development, 10-12 UPA or Single Family Subdivision
- 7 - Proposed Commercial Parking Area

Ref. Date: June 1971  
 North ↑

**COMMUNITY PLAN EIGHT**

35

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Burnaby Planning Department

PROPOSED DUPLEX SITE  
 3778 DOMINION STREET 223

SKETCH # 2

