

ITEM 1
MANAGER'S REPORT NO. 42
COUNCIL MEETING 1981 09 14

RE: LETTER FROM MR. HARDIAL SINGH
7922 TWELFTH AVENUE, BURNABY
REZONING REFERENCE # 1/81

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the report of the Director of Planning be received for information purposes.

* * * * *

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #1/81
7922 TWELFTH AVENUE
FROM: R5 RESIDENTIAL DISTRICT
TO: R9 RESIDENTIAL DISTRICT

PLANNING DEPARTMENT
1981 September 09

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

Appearing on the Council Agenda is a delegation from Mr. Hardial Singh regarding the above-referenced property and rezoning application,

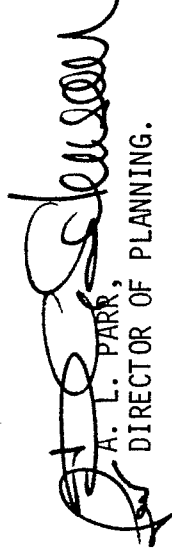
- 1.0 On 1981 June 29, Council considered a request to rezone the subject property to R9 Residential District at which time the application was rejected. For Council's reference, the rezoning report on this matter has been attached.

2.0

Subsequent to Council's rejection of Mr. Singh's rezoning application, Planning Department staff discussed the situation with Mr. Singh on numerous occasions and met with him and an associate to outline the development alternatives available under the prevailing R5 zoning and the appropriate procedure necessary to submit a further rezoning application should he wish to do so.

PDS/mdw

Attach.


A. L. PARR,
DIRECTOR OF PLANNING.

THE CORPORATION OF THE DISTRICT
OF BURNABY

PLANNING DEPARTMENT
REZONING REFERENCE #1/81
1981 JUNE 29th

Item # 18

1.0 GENERAL INFORMATION:

1.1 Applicant: Mr. Hardial Singh
7922 - 12th Avenue
Burnaby, B.C.
V3N 2K7

1.2 Subject: Application for the rezoning of:

Legal Lot 40, Blk. 5, D.L. 28, Pl. 24032

From: R5 Residential District
To: R9 Residential District

1.3 Address: 7922 - 12th Avenue

1.4 Location: The site is located on the south side of 12th Avenue between Sixth and Fourth Streets (refer to attached Sketches 1 and 2).

1.5 Size: The site is rectangular in shape with an area of 1028.32 m² (11,057.2 sq.ft.), a width of 23.47 m (77 ft.) and a depth of 43.77 m (143.6 ft.)

1.6 Services: The Municipal Engineer has been requested to provide all relevant servicing information.

1.7 Rezoning Intention: The intent of the proposed rezoning bylaw is to zone the property to a district category which will permit subdivision into two legal single-family lots and construction of two new single-family dwellings.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

- 2.1 The subject property is presently occupied by an older single-family dwelling in fair condition. To the east, and south are existing single-family dwellings in fair to good condition. A two-family dwelling also exists to the immediate south of the subject site. To the immediate west, fronting 6th Street, is a two-storey office building and across 12th Avenue is a two-storey rooming house. The two latter uses are located within the prevailing C2 Community Commercial District fronting 6th Street as more particularly shown on sketch #2. To the north are five single-family dwellings, one vacant 51.1 ft. lot and the Norwegian Senior Citizens Home is located at the north west corner of 12th Avenue and 4th Street.
- 2.2 The block bounded by 12th Avenue, 4th Street, and 11th Avenue (excluding commercially-zoned lots fronting 6th Street) is occupied by single-family homes situated on lots ranging in width from 49.5 ft. to 79 ft., with a predominance of 49.5 ft. lots. All of the lots within the block frontage possess widths of not less than 49.5 ft. Additionally, the R5 residential areas beyond this block consist of single-family dwellings on predominantly 49.5 ft. lots, thus the area can be characterized essentially, as well-established single-family residential. 12th Avenue is constructed to full standard and a paved lane exists to the rear of this property.

3.0 GENERAL COMMENTS:

- 3.1 The applicant has requested rezoning in order to subsequently subdivide the property into two lots for the purpose of constructing two new single-family dwellings.

3.2 The subject application falls within category "C" whereby the property possesses sufficient area and width under the prevailing R5 zoning in order to satisfy the technical requirements of the proposed R9 zoning.

However, the introduction of two small 38.5 ft. lots would be inconsistent with the predominant single-family character both in the block frontage and within the surrounding area, where lot widths in excess of 49.5 ft. prevail.

3.3 In view of the foregoing, the Planning Department advises that this rezoning should not be supported since the creation of two small lots would be both inconsistent and incompatible with the prevailing character of this well established single-family area.

4.0 RECOMMENDATION:

THAT Council not give favourable consideration to this rezoning request.

AS
CM/mdw

Att.

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HARDIAL SINGH
7922 - 12TH AVE.
BURNABY
VAN. 2K7

2nd JAN 1981
5211 3255

OFFICER INCHARGE PLANNING DEPARTMENT & BURNABY.

DEAR SIR, (MADAM)

SUBJECT : REZONING OF LOT 40, BLOCK 5 - OF LOT 2-8
LOCATED AT 7922 - 12TH AVE. BURNABY

ACCORDING TO YOUR AMENDMENT BY LAW NO 49, 1980 BY LAW NO 7580,
I WOULD LIKE TO REQUEST YOU FOR REZONING OF MY ABOVE
SAD LOT INTO TWO LOTS. BECAUSE MYSELF AND MY SON DO WANT
TO BUILD TWO SEPARATE HOUSES FOR OURSELVES.

THANKING YOU

YOURS TRULY,

HARDIAL SINGH

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Date

1981 JUNE

Scale

1: 2400

Drawn By



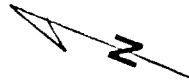
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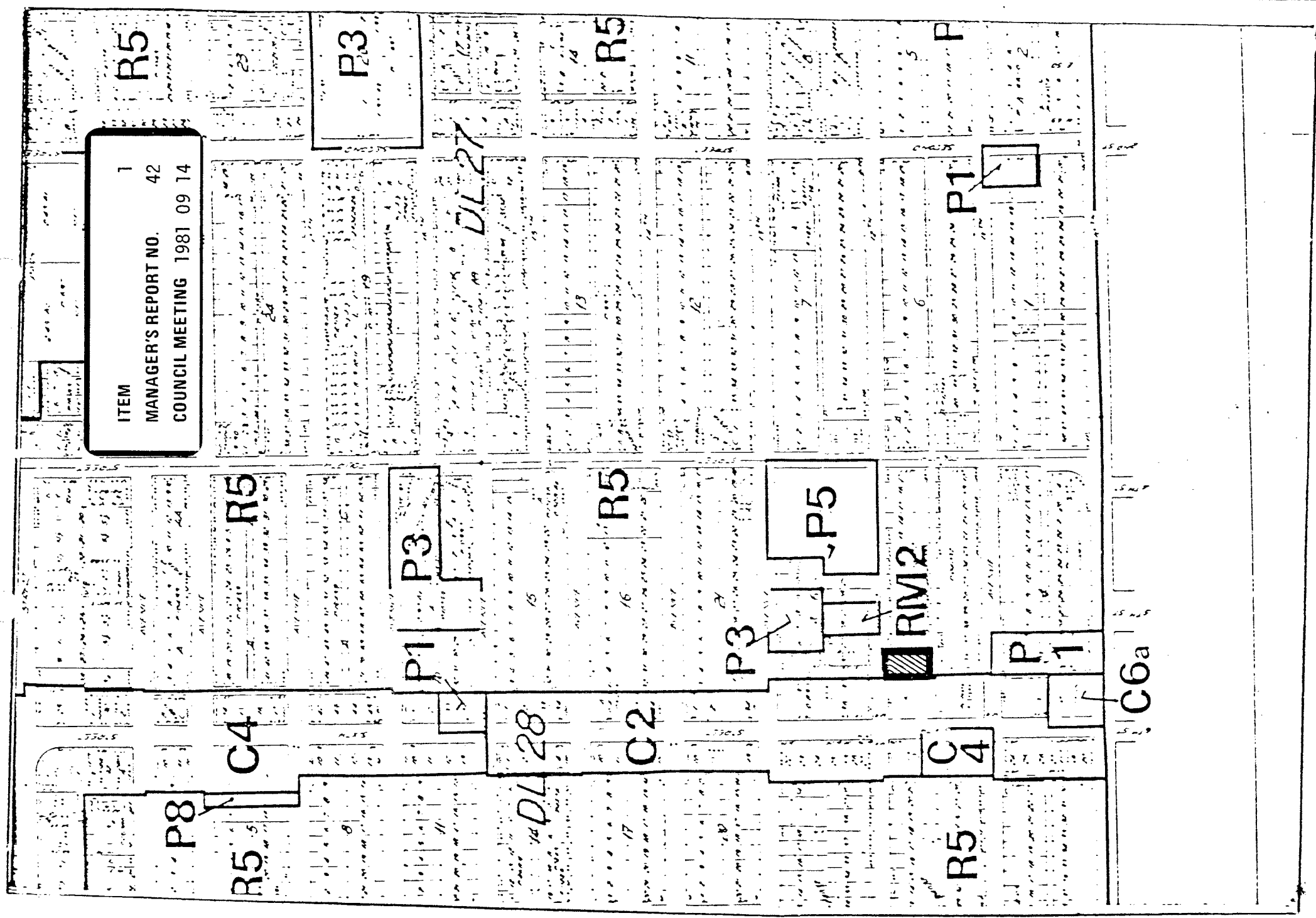
sketch #1



Burnaby Planning Department

REZONING REFERENCE # 1/81





Date
1981 JUNE



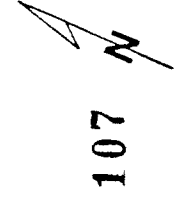
Burnaby Planning Department

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REZONING REFERENCE # 1/81

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subject site



sketch # 2

