

ITEM	7
MANAGER'S REPORT NO.	29
COUNCIL MEETING	1981 06 22

RE: 540 AND 580 CLARE AVENUE  
PROPOSED SINGLE FAMILY DEVELOPMENT

Following is a report from the Director of Planning on the proposed construction of two single family residences on Clare Avenue.

RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1981 JUNE 16  
 FROM: DIRECTOR OF PLANNING  
 SUBJECT: 540 AND 580 CLARE AVENUE  
 (PROPOSED SINGLE FAMILY DEVELOPMENT)

RECOMMENDATION:

THAT this report be received for information purposes.

REPORT

The Planning Department has held recent discussions with the owners of 580 Clare Avenue regarding their proposal to construct a new single family home on the subject site based on the prevailing R5 designation. This owner also represents the adjacent property owner to the north, 540 Clare Avenue, who similarly wishes to construct a new single family home.

Council is advised that the site is located within Apartment Area "C" and has been designated for multiple family accommodation which requires assembly of an appropriately sized site to permit such development (refer to attached sketches 1 & 2). Approval of the proposed single family construction would conflict with the adopted development objectives and therefore requires Council consideration of the relevant circumstances.

ITEM	7
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At the present time, 540 Clare Avenue is vacant while 580 Clare Avenue is occupied by an older single family home in poor condition. A surface parking area associated with the supermarket fronting East Hastings Street is located to the north of 540 Clare Avenue and to the south of 580 Clare Avenue is a well maintained single family home. Good quality single family homes are located to the east of the subject properties fronting Duncan Avenue and to the west across Clare Avenue lies an eight unit row housing project.

The immediate area designated for medium density multiple family accommodation has experienced little development pursuant to the apartment study designation except for the row housing project across the street from the subject properties which was approved through rezoning on the basis of the R6 designation, following considerable public opposition to medium density apartment development for that site.

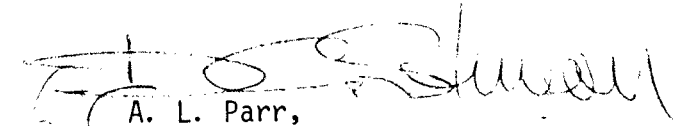
Redevelopment of the block in the fashion outlined in the adopted Apartment Area "C" guideplan would require a land assembly involving a total of 10 properties between Clare Avenue and Duncan Avenue. Given the state of existing use and development on the majority of the properties (the existing supermarket parking lot, the well maintained existing homes), it appears unlikely that land assembly would be accomplished in the near to mid term future. As a result, prospects for implementation of the Plan for this block appear remote at this time.

Additionally, the agent for the owner of the property at 580 Clare Avenue reports that he has approached the owners of the remaining residential lots in the enclave, and that the majority of current owners have no interest in selling or participating in redevelopment, and several are firmly opposed to the introduction of multiple family housing of any type in this block.

The Planning Department also investigated the possibility of rezoning the subject properties to the R6 designation which was considered to be of no advantage since the consolidated site would have the potential of developing only three units under this designation, and would leave a site remainder which could not be reasonably developed.

In view of the circumstances outlined above, the Planning Department considers that the development objectives of the Apartment Study for this immediate area are premature at this time and submit that the proposed single family development would not significantly impede the future implementation of these objectives. Should the Municipality decide that the development should be prevented, it would be necessary to consider purchase of the properties or rezoning so as to preclude the single family development; neither of these measures, in our opinion, could be justified in the present case.

Unless Council otherwise directs, the Chief Building Inspector will issue building permits for single family dwellings under prevailing R5 zoning on the two lots.

  
A. L. Parr,  
DIRECTOR OF PLANNING

PDS/g1

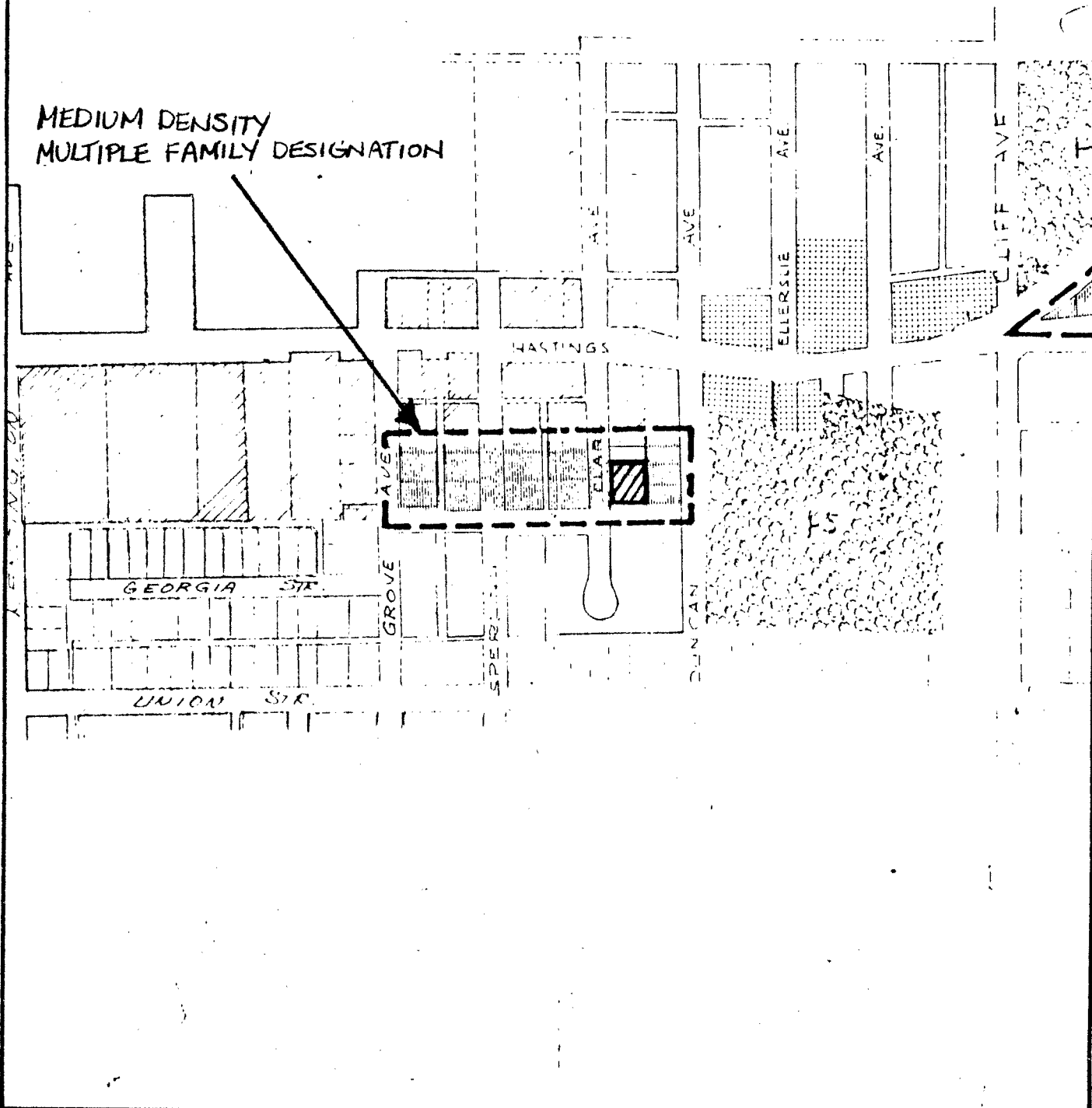
Attachments

c.c. Chief Building Inspector

on Plaza as it is left the  
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partment development will  
vided for in our plans

Jan  
1981

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Date  
1981/JUNE

Scale

Drawn By



Burnaby Planning Department



APARTMENT STUDY AREA "C"

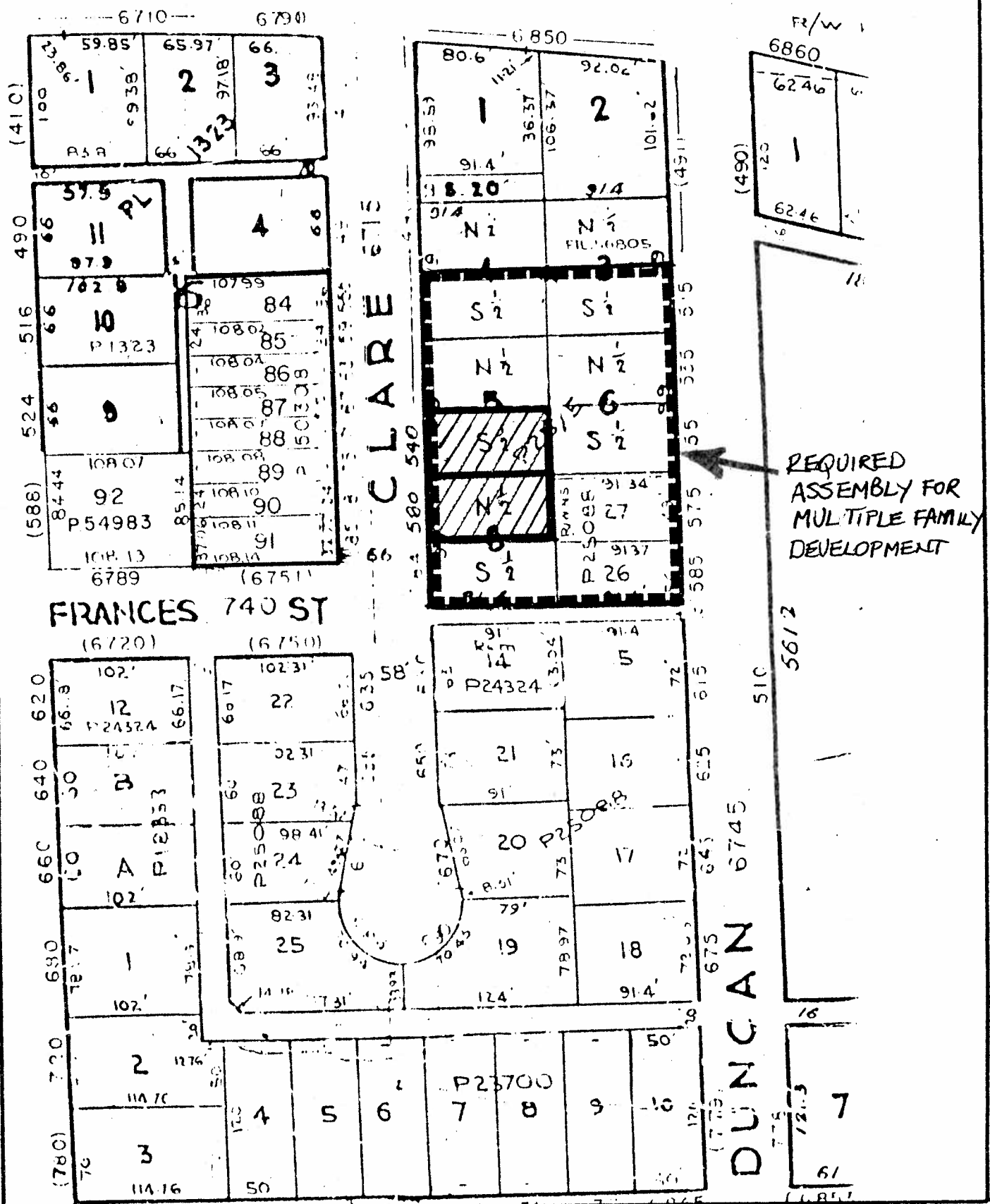
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SKETCH #1

ITEM 7  
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 COUNCIL MEETING 1981 06 22

E. HASTINGS ST.

68.22' / 6861 120



REQUIRED ASSEMBLY FOR MULTIPLE FAMILY DEVELOPMENT

Date  
 1981/JUNE

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 1:1200

Drawn By



540 AND 580 CLARE AVE  
 R5 DEVELOPMENT

SKETCH #2