

ITEM 6
MANAGER'S REPORT NO. 55
COUNCIL MEETING 1982 10 12

RE: 6880 GILLEY AVENUE
PARCEL "A", EXPLANATORY PLAN 14312 OF LOT 3, BLOCK 1, D.L. 96,
GROUP 1, PLAN 2653
(ITEM 13 OF ITEM 19, REPORT NO. 31, 1981 JUNE 29)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1982 OCTOBER 06
FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 15.421.1
SUBJECT: 6880 GILLEY AVENUE
PARCEL "A" (EXPLANATORY PLAN 14312) OF LOT 3,
BLK. 1, D.L. 96, GROUP 1, PLAN 2653

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

1.0 INTRODUCTION:

The Planning & Building Inspection Department is in receipt of a proposal to construct a new two family dwelling on the subject property (refer to attached sketches). Council consideration of this proposal is warranted at this time since the development does not conform to the designated land uses as outlined in Area "N" of the Apartment Study.

2.0 GENERAL DISCUSSION:

- 2.1 The subject site is presently zoned R5 Residential District and has been designated for medium density multiple family development based on the RM3 District (refer to sketch #3). Development pursuant to the Apartment Study is intended to involve the assembly and consolidation of the remaining eight residential lots within the northern portion of the block bounded by Gilley Avenue, Kingsway, Imperial Street and Colborne Avenue into one legal parcel (refer to sketch #1). At the present time, two three storey apartment buildings are located within the southerly two thirds of this block.

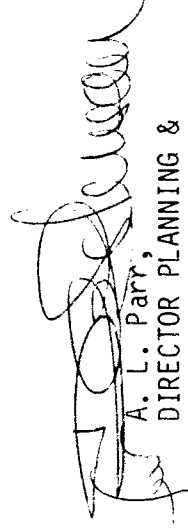
2.2 In March of 1982 the owner of the subject property wrote to the Planning & Building Inspection Department enquiring about the possibility of constructing a new two family dwelling on the subject site. On that occasion, the Department responded by advising the writer that the site was designated for three storey apartment development pursuant to the Apartment Study and that new two family development would contradict the adopted land use policy for the area and capital expenditure on the site would tend to impede implementation of the apartment development objectives. The writer was therefore encouraged to pursue a course of action that reflected the appropriate Apartment Study objectives. The owner of the subject site advises that a land assembly for redevelopment of the remaining eight parcels was pursued by real estate agents. In view of the prevailing economic conditions and the amount of new apartment construction taking place within the south Burnaby area, the owner advised that little interest in the potential apartment development was expressed by the development community.

2.3 The subject site is presently occupied by an older single family dwelling that has been vacant and boarded up for some period of time. On 1982 September 30, the owner received an order from the Burnaby Fire Prevention Office to remove, destroy or repair the existing building on the site in view of the potential safety and/or fire hazard. The owner does not wish to repair the existing premises in view of the present age and condition of the existing structure.

2.4 The eight remaining R5 zoned properties located within the northerly one third of the block are occupied by three two family dwellings, four single family homes (including the subject dwelling) and a small non-conforming confectionary with living quarters above. With the exception of the subject site, the homes and confectionery are all reasonably well maintained and appear to have a future life expectancy of several years under their present use.

2.5 In view of the circumstances outlined in the foregoing, the Planning & Building Inspection Department considers that the implementation of the Apartment Study objectives for the subject site and adjacent parcels does not appear to be imminent at this time. As a result, the proposed construction of a new two family dwelling is not considered to be a significant impediment to the future development of an apartment building. Should the Municipality decide that the proposed development should be prevented, it would be necessary to consider purchase of the site or rezoning so as to preclude two family development; neither of these measures, in our opinion would be appropriate under the current circumstances.

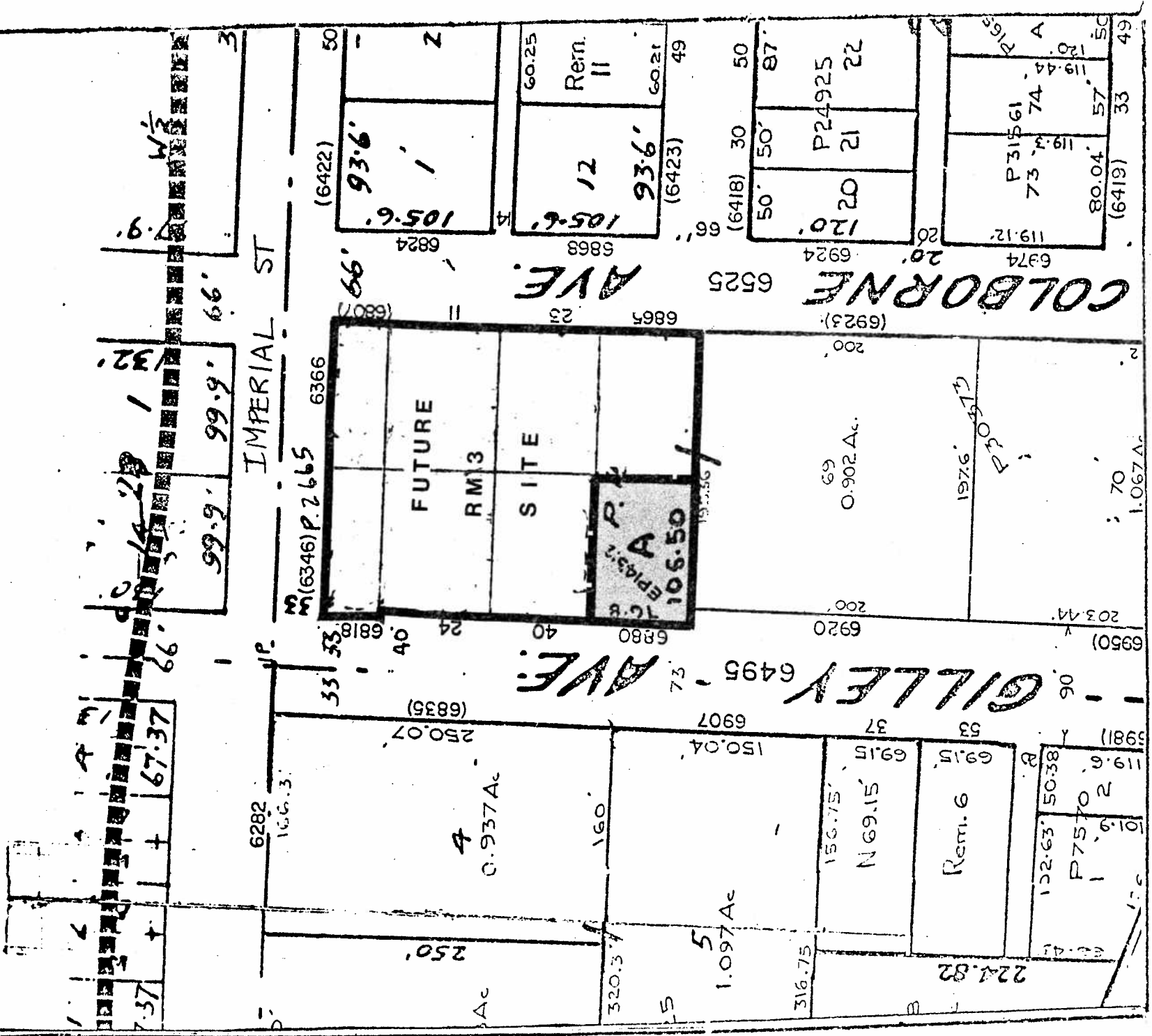
Unless Council otherwise directs, this Department has no objection and will issue the building permit for development of a two family dwelling under the prevailing R5 zoning of the site.


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

ALP.
PDS/gl
Attachments

cc: Chief Building Inspector
Director - Fire Services

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Date
 1982 OCT

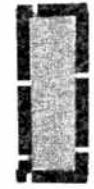
Scale
 1" = 100'

Drawn By

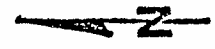


Burnaby Planning Department

6880 GILLEY AVE



subject site

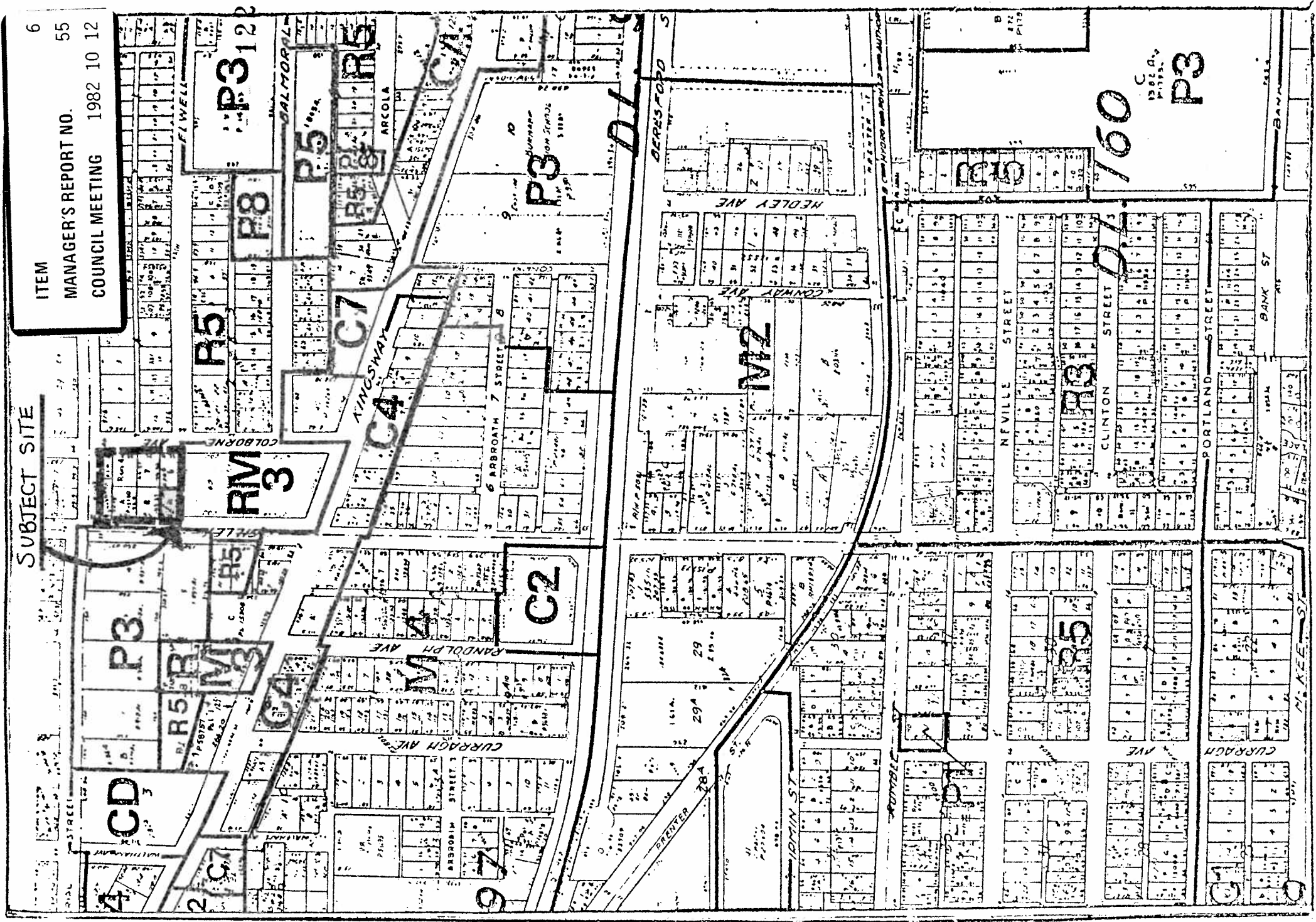


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sketch #1

SUBJECT SITE

ITEM 6
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Date

1982 OCT

Scale

1" = 400'

Drawn By



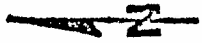
Burnaby Planning Department

6880 GILLEY AVE



SITE OF FUTURE RM3

subject site

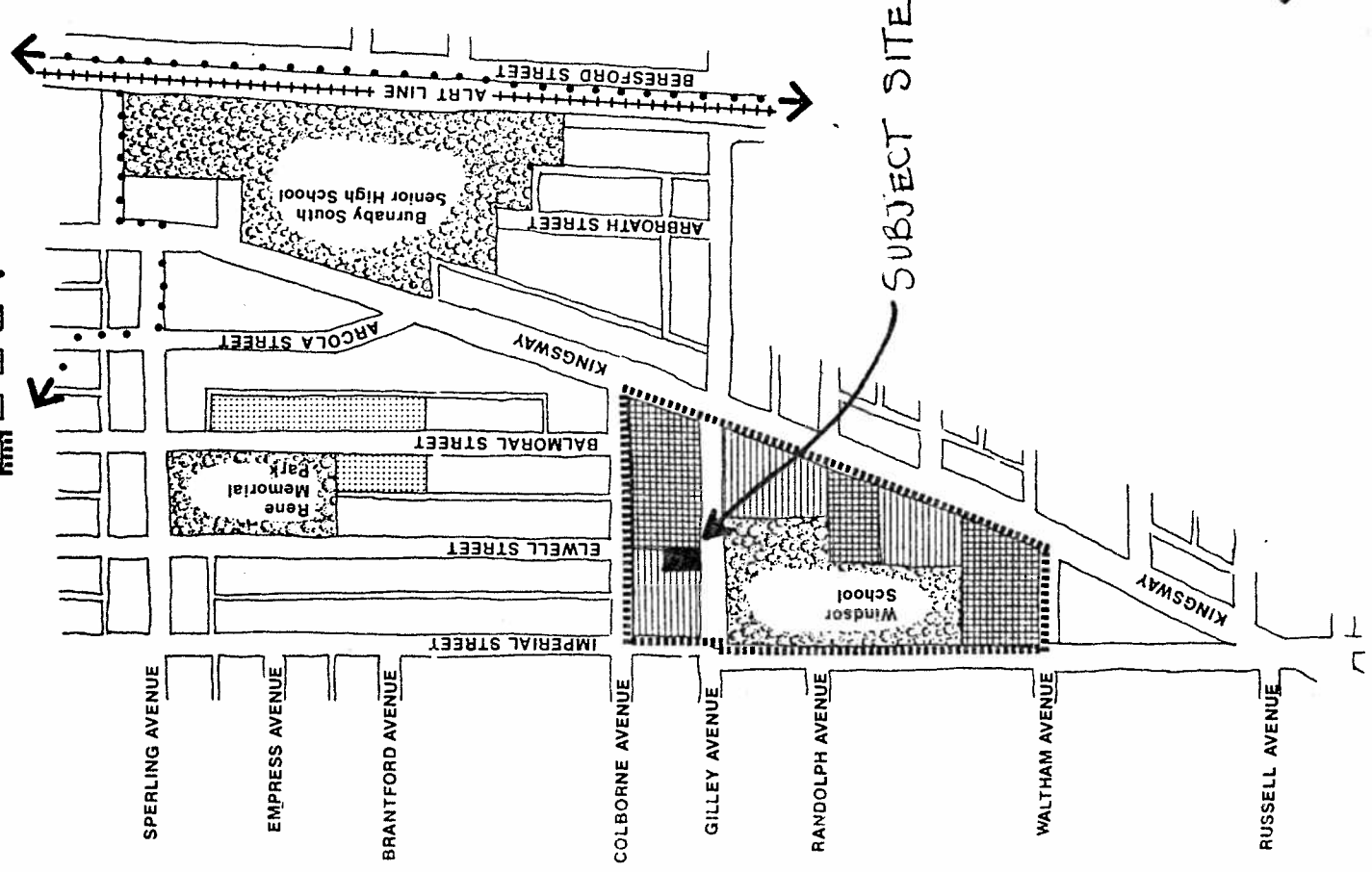


sketch # 7

ITEM 6
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Reference date 1969 April
 Updated to 1981 October

- First priority area
- Proposed medium density apartment development
- Existing medium density apartment development
- Institutional area
- Trail system



APARTMENT STUDY AREA N Drawing Number 14

