

ITEM	8
MANAGER'S REPORT NO.	55
COUNCIL MEETING	1982 10 12

RE: REQUEST FOR SITING APPROVAL PERMISSION
COMMUNITY PLAN 8 AREA - 3738 DOMINION STREET
(ITEM 8, REPORT NO. 43, 1982 JUNE 28)

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: 15.304.1

SUBJECT: REQUEST FOR SITING APPROVAL PERMISSION
COMMUNITY PLAN 8 AREA
3738 DOMINION STREET

RECOMMENDATION:

1. THAT this report be received for the information of Council.

REPORT

1.0 BACKGROUND:

On 1982 June 28, Council adopted a revised version of the 1971 plan for the Community Plan 8 (Canada Way/Smith Avenue) area. The Planning & Building Inspection Department has received an application for approval to raise an existing house one storey above the existing foundation.

The applicant, Mrs. A. Shah, has discussed the alternative of holding the property for redevelopment with staff however, she has indicated that in spite of the existence of the Community Plan she wishes to proceed with the application to enlarge the home for the use of the family.

2.0 ANALYSIS:

The existing property at 3738 Dominion Street is a small older home which is presently zoned R5 (single and two family) however the lot is part of a future RM3 (Medium Density Apartment) site (refer to attached sketch 1). The raising of the house will increase the useable area and value of the house by bringing it up to current building standards. This will tend to forestall the assembly of lots in the area for apartment redevelopment in keeping with the recently adopted plan. The other houses in the potential assembly site are generally fairly old.

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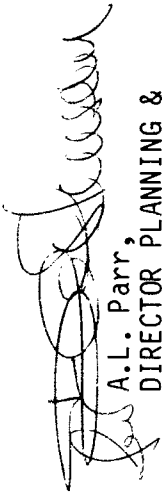
3.0 CONCLUSION:

Under the existing zoning it would be difficult to justify refusal of a building permit unless we were prepared to purchase the property or initiate rezoning; neither of which appears warranted.

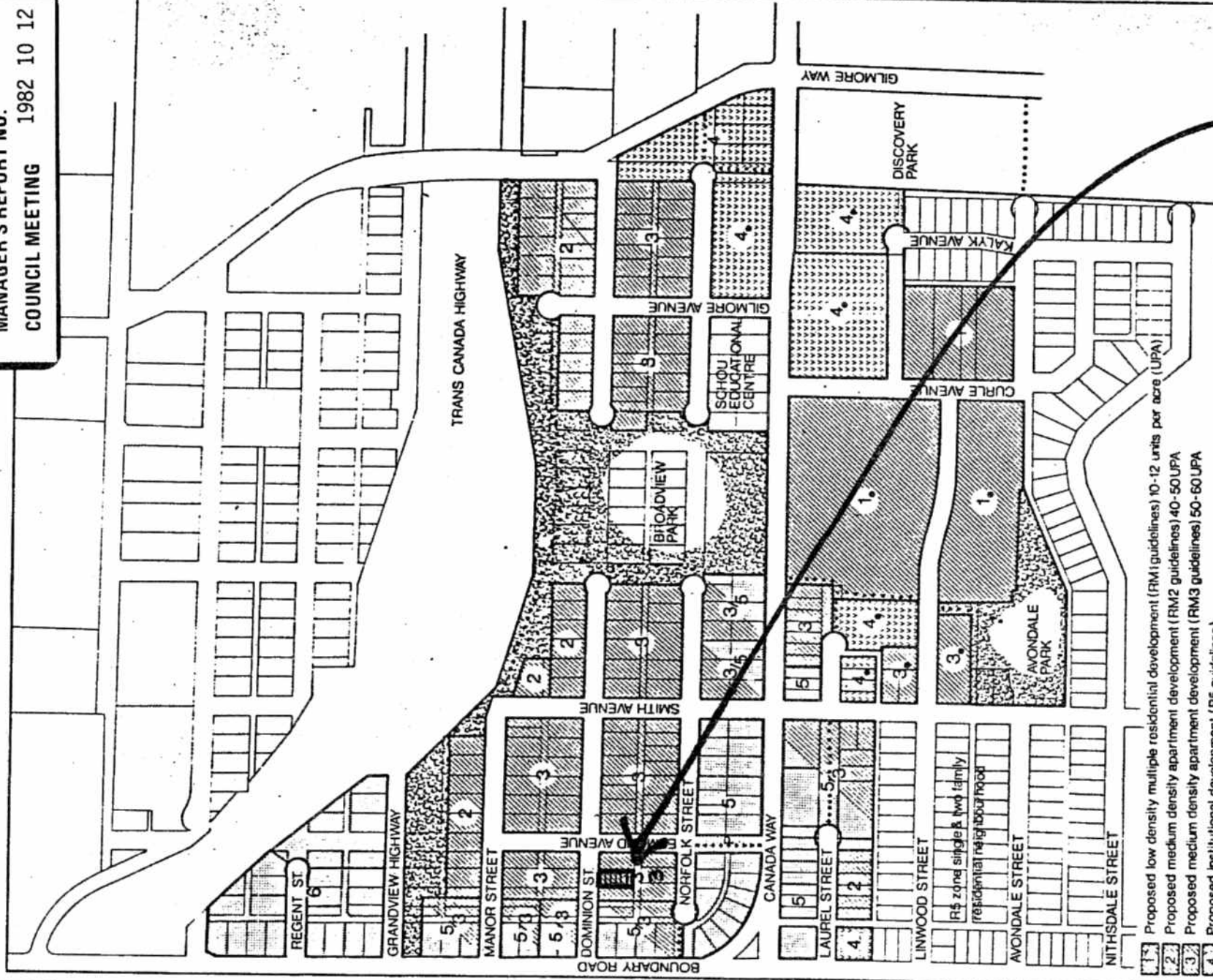
In light of these circumstances the Planning & Building Inspection Department will be proceeding to issue upon preparation of suitable drawings, building permission for this extensive renovation, unless otherwise directed by Council.

APL
BR/g1

Attachment


A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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Ret. Date: 1982 June

COMMUNITY PLAN EIGHT

- 1 Proposed low density multiple residential development (RM1 guidelines) 10-12 units per acre (UPA)
- 2 Proposed medium density apartment development (RM2 guidelines) 40-50 UPA
- 3 Proposed medium density apartment development (RM3 guidelines) 50-60 UPA
- 4 Proposed institutional development (P5 guidelines)
- 5 Proposed commercial development (C2 guidelines)
- 6 Proposed light industrial/office (M5 guidelines)
- P Proposed public parking area

• Sites presently developed in conformity with this plan
 Pedestrian/bicycle trails

Date

82 10 05

Scale

Drawn By

SITING APPROVAL APPLICATION
 3738 DOMINION STREET.



Burnaby Planning Department

