

RE: LETTER FROM A. S. AADMI,  
1303 E. 19th AVENUE, VANCOUVER, B.C., V5V 1L4  
APPLICATION FOR BUILDING PERMIT - 3735 ALBERT STREET

ITEM 16  
MANAGER'S REPORT NO. 64  
COUNCIL MEETING 1982 11 22

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1982 NOVEMBER 17  
FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 15.201.1  
SUBJECT: LETTER APPEARING ON THE AGENDA FROM MR. A.S. AADMI  
APPLICATION FOR BUILDING PERMIT - 3735 ALBERT STREET  
COMMUNITY PLAN THREE (ATTACHED SKETCHES 1 & 2)

RECOMMENDATION:

1. THAT this matter be referred to the Planning & Building Inspection Department for a report.

REPORT

1.0 SUMMARY/INTRODUCTION:

A delegation from Mr. A.S. Aadmi is appearing before Council regarding his application to construct a new single family house under the existing R5 Zoning District at 3735 Albert Street. This lot is situated adjacent to the northwest corner of the Community Plan Three area and the Planning & Building Inspection Department staff support the future inclusion of this block in the Community Plan area in order to permit three-storey apartments to be constructed as is the case on the blocks to the east on this north side of Albert Street.

This block is being included in the review of the Community Plan for this area and the statements in this report reflect the conclusions of the partially-completed plan review. A draft version of the proposed revisions to Community Plan Three is expected to be completed early in 1983.

2.0 BACKGROUND:

A building permit application was made on 1982 November 01 to construct a new home on a vacant lot on the north side of the 3700 block Albert Street. The application has been discussed with Mr. Aadmi, the owner. This side of Albert is occupied by older homes while the south side of the block is occupied by two new high-rise residential towers. The next block east on Albert has three-storey apartments on both sides.

There are several planning reasons to consider this block face as part of the apartment area. Firstly, the extension of apartment development to the north side of this block would be consistent with the existing development along the north side of Albert for the four blocks to the east and this extension would form a clear boundary for the Plan area. Secondly, the construction of three-storey apartments along this side of Albert Street on this block would provide a transition in building heights between the single and two family housing to the north on Pandora Street (outside the Community Plan area) and the two existing high-rise towers on the block between Albert and Hastings Streets.

### 3.0 ALTERNATIVES:

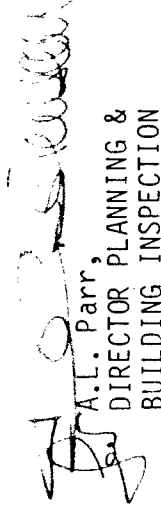
In this instance this site is not formally within the Community Plan area however, this report reflects the staff view that while this block should be incorporated in the Community Plan area, such inclusion is subject to Council and public discussion prior to the formal adoption of a revised Community Plan. When a situation arises that a land owner proposes a development which could conflict with the objectives of a Community Plan a number of alternative courses of action are available to the Municipality.

One alternative is that the owner can be advised of the situation and informed about the Plan, but no specific action is taken and a building permit is issued. This may result in the planning objectives not being realized and redevelopment of the surrounding lands being postponed indefinitely.

Another option is to move to amend this portion of the Community Plan to designate the block face of the 3700 block Albert Street (10 lots) as RM3 (three-storey apartment) area. In this case, it would also be possible to initiate rezoning of the block from R5 to RM3. The lot sizes and fixed road pattern in the area would lend themselves to this solution. This would not, however, prevent the construction of a new single family home which is still permitted under RM3 zoning, and should be preceded by a public review of this approach.

A third option is to negotiate with the owner for the purchase or exchange of the property for a Municipal property in another location.

Although discussions have taken place between Mr. Aadmi and the Planning & Building Inspection staff, further options will be discussed following his delegation before Council and a further report recommending the appropriate action will be forwarded to Council within two weeks.

  
A.L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

BR/gj  
Attachments

cc: Chief Building Inspector

**NOTE:**

**PLAN UNDER REVIEW**  
**Proposed RM5 High Density Apartment Sites**

- 1 - Site Area - 3.03ac; Max. FAR - 2.2; Approximate Total Units 380; Population Density - 280 People/ac. (Approximate)
- 2 - Site Area - 2.80 ac.; Max FAR - 2.2; Approximate Total Units 360; Population Density - 290 People/ac. (Approximate)
- 3 - Site Area - 1.55ac.; Max. FAR - 2.2; Approximate Total Units 190; Population Density - 280 People/ac. (Approximate)
- 7 - Site Area - 1.55ac.; Max. FAR - 2.2; Approximate Total Units 190; Population Density - 280 People/ac. (Approximate)
- 8 - Site Area - 0.91ac.; Max. FAR - 2.2; Approximate Total Units 100; Population Density - 250 People/ac. (Approximate)
- 10 - Site Area - 3.50ac.; Max. FAR - 2.2; Approximate Total Units 445; Population Density - 290 People/ac. (Approximate)
- 11 - Site Area - 3.40ac.; Max. FAR - 2.2; Approximate Total Units 430; Population Density - 290 People/ac. (Approximate)
- 12 - Site Area - 3.43 ac.; Max. FAR - 2.2; Approximate Total Units 440; Population Density - 295 People/ac. (Approximate)
- 13 - Site Area - 3.47ac.; Max. FAR - 2.2; Approximate Total Units 445; Population Density - 295 People/ac. (Approximate)

**4 - Existing RM3 Apartment Site**

**5 - Proposed C3 Commercial**

**6 - Hasting Street Urban Renewal Area**

**9 - Proposed C3 High Density Commercial**

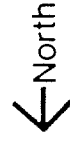
Existing & Proposed RM3 Medium Density

Proposed C3 Commercial

Major Pedestrian Links

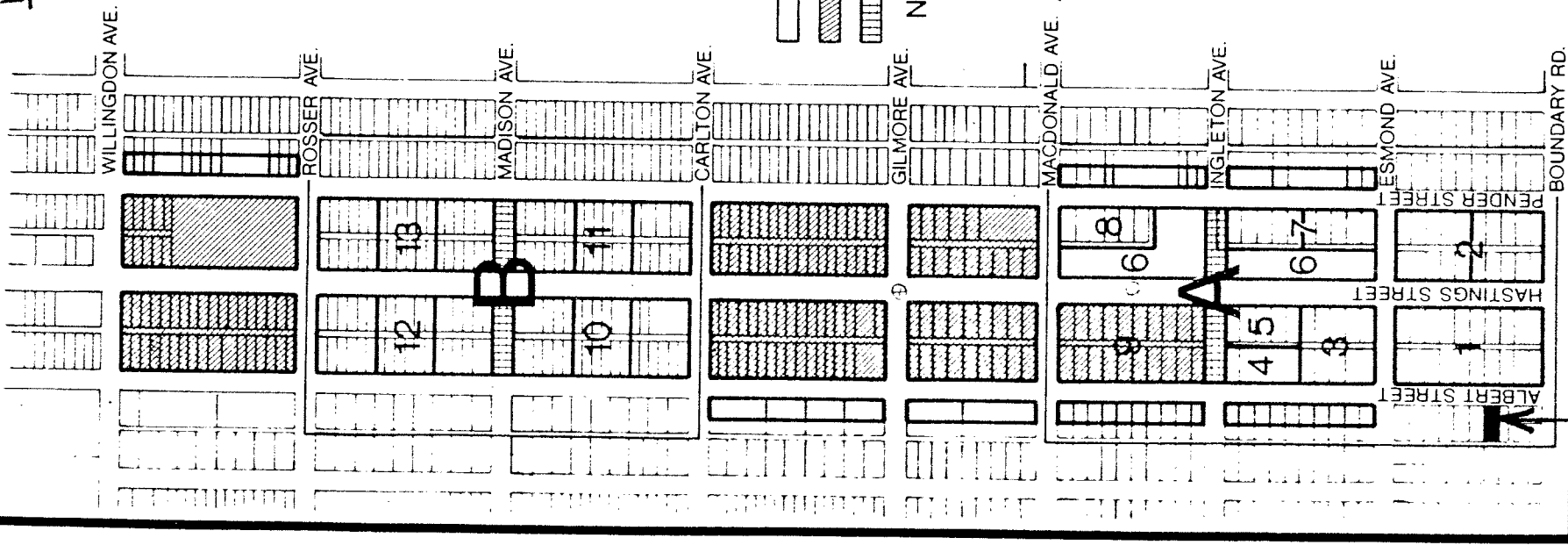
Note: See revised subarea plan for the Urban Renewal Precinct adopted by Council on 78/01/23.

ITEM 16  
 MANAGER'S REPORT NO. 64  
 COUNCIL MEETING 1982 11 22



Ref. Date: June 1969

**COMMUNITY PLAN THREE**



Date

1982 NOVEMBER

Scale



Burnaby Planning Department

SITE OF BUILDING PERMIT APPLICATION

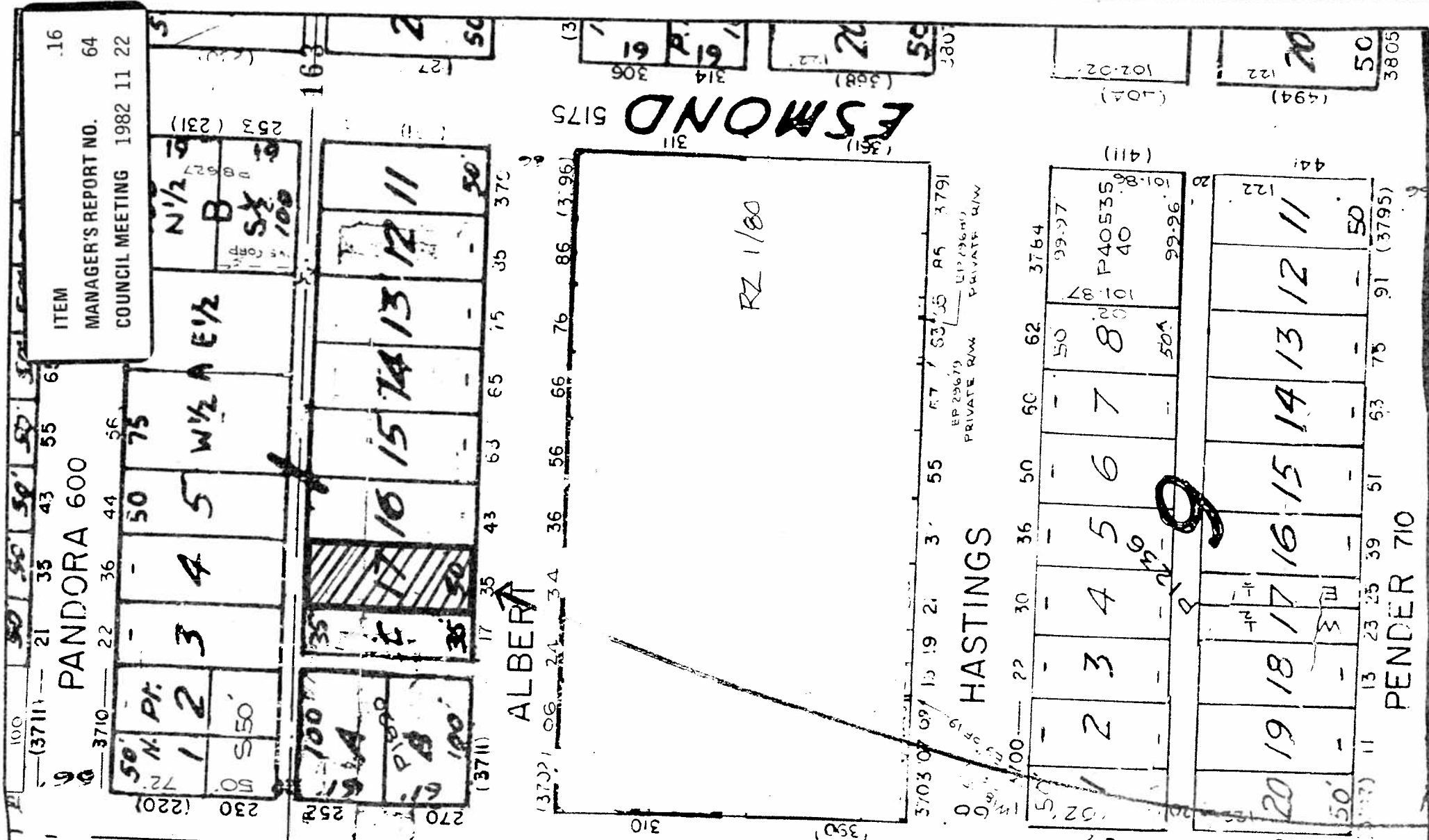
Drawn By

3735 ALBERT ST.

162

SKETCH # 1

BOUNDARY 5105



ate

182 November

cale

1:100

rawn By



Burnaby Planning Department

NORTH

SITE OF BUILDING PERMIT APPLICATION

FOR A NEW HOUSE (3735 ALBERT)

SKETCH # 2