

ITEM 4
MANAGER'S REPORT NO. 62
COUNCIL MEETING 1983 10 17

RE: REQUEST FOR A BUILDING PERMIT AND SITING APPROVAL
FOR A NEW HOUSE AT 3722 DOMINION STREET,
APARTMENT STUDY AREA "I", COMMUNITY PLAN 8

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1983 OCTOBER 11
FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 15.304.1
SUBJECT: REQUEST FOR A BUILDING PERMIT & SITING APPROVAL FOR A NEW HOUSE AT 3722 DOMINION STREET APARTMENT STUDY AREA "I", COMMUNITY PLAN 8 (REFER TO ATTACHED SKETCHES 1 & 2)

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

1.0 SUMMARY:

In situations where applications for redevelopment are made for properties which conflict with our Community Plans, it is the practice of the Planning & Building Inspection Department to report on any such applications to Council.

On 1983 September 28, a Building Permit application was made by the owner of the property, at 3722 Dominion, to construct a new single family dwelling. In this case it is concluded by staff that a permit for a new house could be issued.

2.0 BACKGROUND:

The subject property is presently occupied by a small, old vacant house which is in fair to poor condition. The existing zoning is R5 (Residential District). The applicants are aware of the Community Plan for the area however, they wish to proceed with the construction of a new house as they do not believe it is feasible to maintain and continue to hold the existing house. The remainder of the houses to the east are in average to fair condition. There is a commercial office development to the west

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3.0 CONFLICTS WITH EXISTING POLICIES:

The subject site is situated within the Apartment Area I, Community Plan 8 Area (refer to attached sketch 1). The construction of a new single family house in an area proposed for apartment redevelopment may in some cases create a burden on the adjacent property owners who may wish to see their property redeveloped. The development of a new house in this location would increase the difficulty of assembling other residential properties in this area to accommodate the three-storey apartments called for in the Community Plan. However, the commercial properties immediately to the west represent a significant capital investment and are to be included in the site to be consolidated for redevelopment. The subject lot would not necessarily redevelop in the near future and would be expected to undergo a change in the later stages of the implementation of the Community Plan.

4.0 OPTIONS AVAILABLE:

In a situation where an application is made for a new single family house which conflicts with the apartment policies for the area, there are essentially three options; the first option is to initiate negotiations for the purchase of the property. This would prevent the construction of a new house however, it would be necessary for the Municipality to hold the property for an unknown period of time until the remaining properties would become available for redevelopment. The lot has been offered for sale by the owner for \$73,000.00 which works out to a price of \$18.00 per square foot based on the lot size of 33' x 122'. A second option sometimes employed, is for the Municipality to initiate rezoning of the property for apartment purposes. In this case the proposed zoning (RM3) would still permit the construction of a new house. The third option is to issue a building permit and accept the fact that redevelopment on the block will be postponed further into the future.

5.0 CONCLUSIONS:

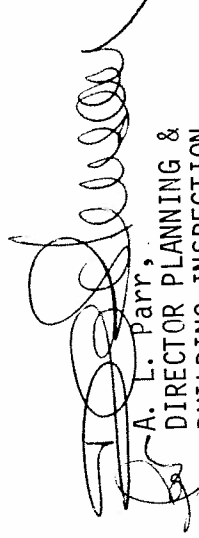
It is not desirable to have a new single family house constructed on the subject site if the goal of providing opportunities for medium density residential development are to be achieved through our Community Plan in this area. However, in this instance it is difficult to support a recommendation to have the Municipality purchase and hold the property as it does not appear that there is likely to be a change in the commercial use of the adjacent property in the near future.

The small size of the subject lot, the peripheral location in the Community Plan area and the general condition of the surrounding commercial and residential properties, would indicate that this would not be a priority for purchase by the Municipality.

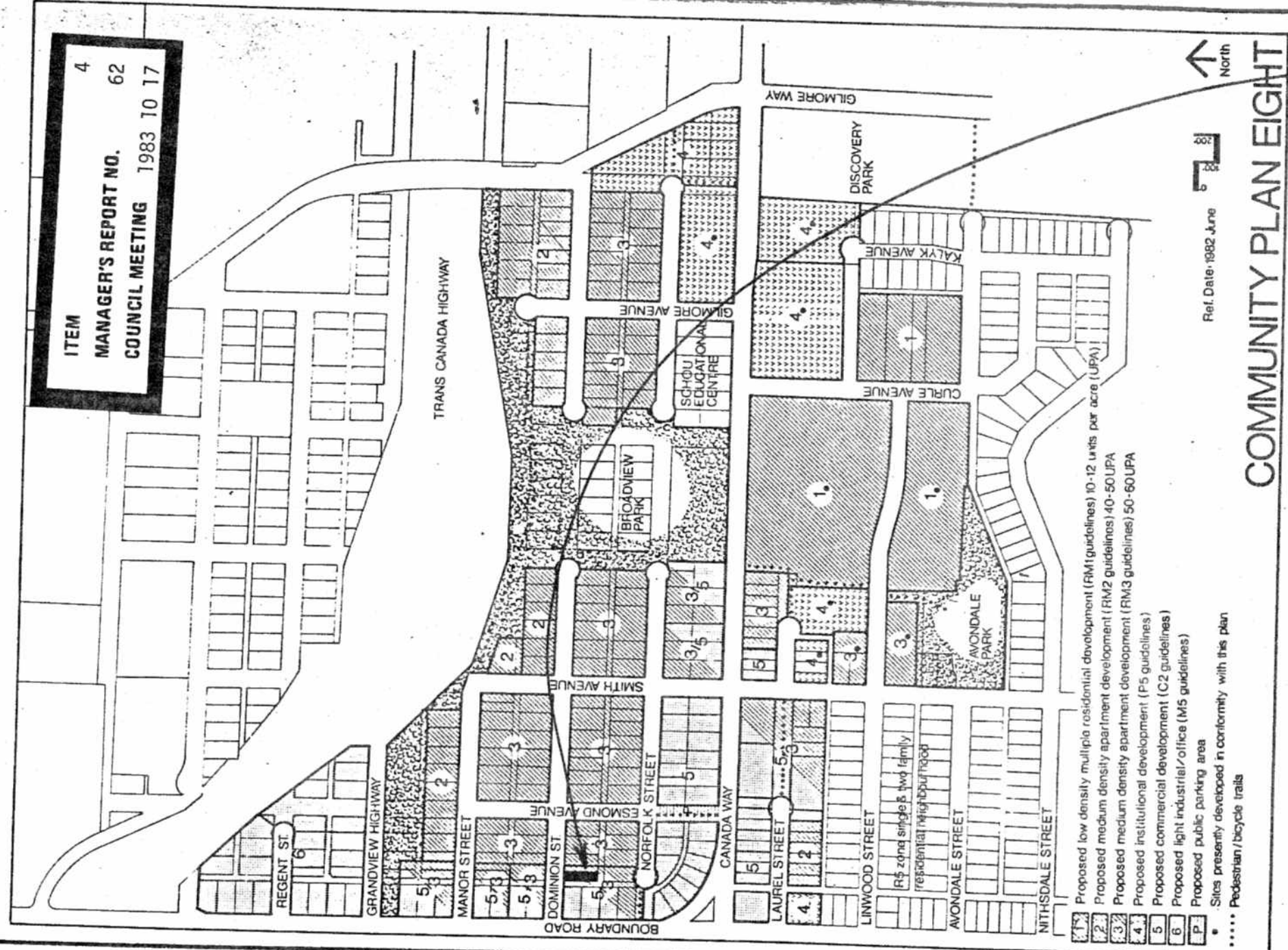
Unless otherwise directed by Council, it is proposed that we issue the necessary building permit for the house as requested by the applicant.

AP
BR/g1
Attachments.

cc: Chief Building Inspector


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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- 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

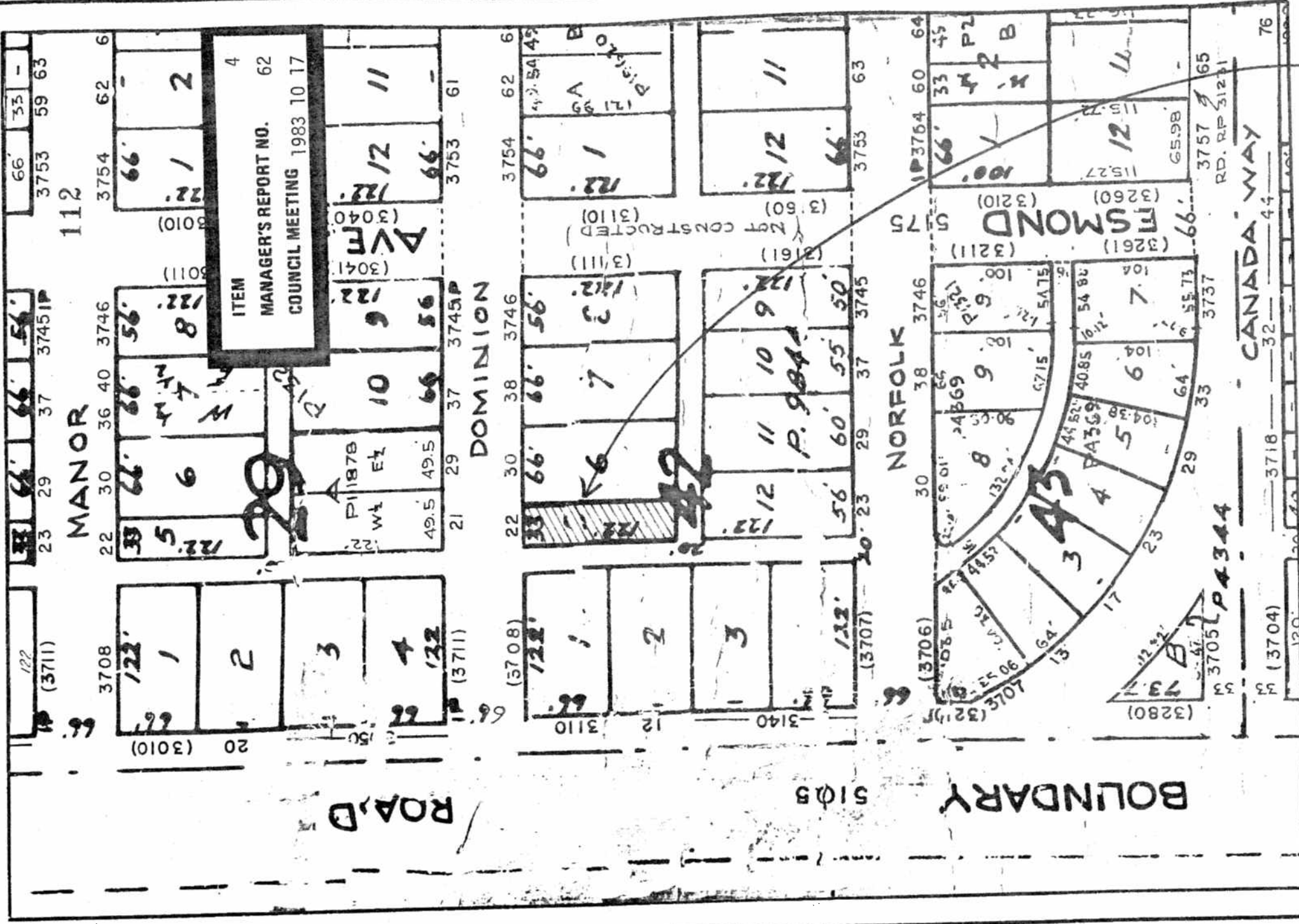
North ↑
 Rel. Date: 1982 June

COMMUNITY PLAN EIGHT

Date 1983 OCTOBER
 Scale
 Drawn By

 Burnaby Planning Department

SITE OF BUILDING PERMIT APPLICATION
 3722 DOMINION STREET
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Date	1983 OCTOBER
Scale	1:100
Drawn By	

Burnaby Planning Department

SITE OF BUILDING PERMIT APPLICATION
3722 DOMINION STREET