

RE: REZONING APPLICATIONS

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1983 MARCH 16

FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 02.263

SUBJECT: REZONING APPLICATIONS

RECOMMENDATION:

1. THAT Council set a Public Hearing for this group of rezonings on Tuesday, 1983 April 19 at 19:30 h except where noted otherwise in the individual reports.

REPORT

Attached please find reports on outstanding rezoning applications.

	Page No.	Recommend. Page No.
Item #1 RZ#1/83	304	305
Application for the rezoning of:		
Lot 20, Blk. 5, D.L. 76, Plan 1885		
From: R5 Residential District		
To: R9 Residential District		
Address: 5909 Hardwick Street		
Item #2 RZ#2/83	309	311
Application for the rezoning of:		
Lot E, Block 11, D.L. 79, Plan 7107		
From: R4 Residential District		
To: CD Comprehensive Development District		
Address: 4093 Norland Avenue		
Item #3 RZ#4/83	315	316
Application for the rezoning of:		
Lot 1, Blk. A, D.L. 96, Plan 1349		
From: R5 Residential District		
To: R9 Residential District		
Address: 6824 Colborne Avenue		

ITEM	10
MANAGER'S REPORT NO.	21
COUNCIL MEETING	1983 03 21

REZONING APPLICATIONS  
1983 MARCH 16 .... PAGE TWO

ITEM	10
MANAGER'S REPORT NO.	21
COUNCIL MEETING	1983 03 21

Page	Recommend.
No.	Page No.

Item #4  
RZ#5/83

Application for the rezoning of:

Lot A South 66 feet, D.L. 96,  
Plan 3860

From: R5 Residential District

To: C3 General Commercial District

Address: 6885 Sperling Avenue

320 321

Item #5  
RZ#6/83

Application for the rezoning of:

Lot 6, Blk. 8, D.L. 93, Plan 1525

From: R5 Residential District

To: R9 Residential District

Address: 6729 Gilley Avenue

326 327

Item #6  
RZ#7/83

Application for the rezoning of:

Lot 1, Blk. "A", S.E. 1/4 of  
D.L. 149, Plan 14842

From: R4 Residential District

To: R9 Residential District


Address: 7287 Sussex Avenue

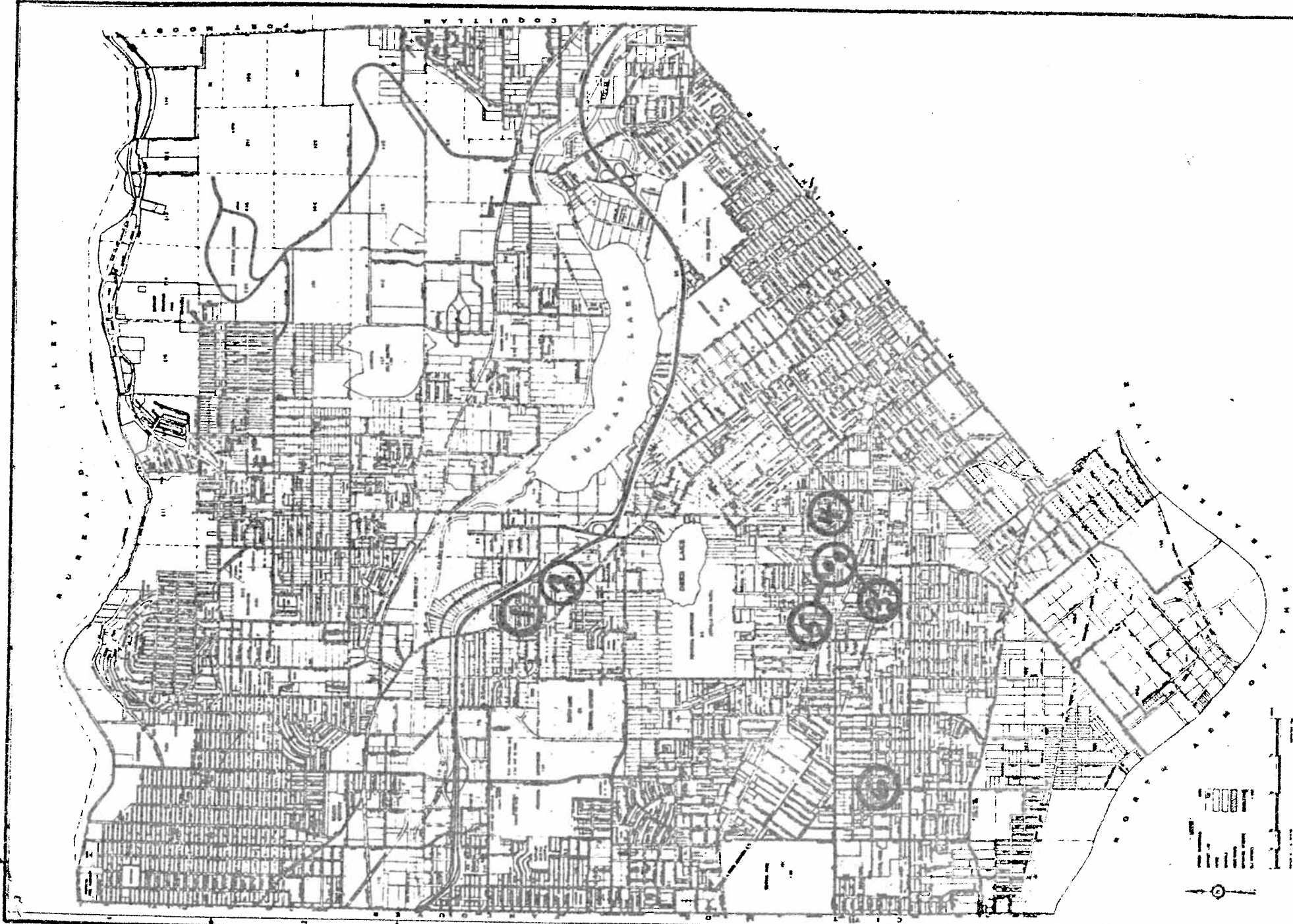
331 332

/gl

Attachments



  
A. L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION



THE PLANNING DEPARTMENT  
SEPTEMBER 1983

DISTRICT MUNICIPALITY  
BRITISH COLUMBIA

B U R N A B Y

Date

83 MARCH 21

Scale

1" = 1 MILE

Drawn By

G.L.



Burnaby Planning Department

REZONING KEY MAP

1983 MARCH 21



ITEM NUMBER

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING &  
BUILDING INSPECTION DEPT.  
REZONING REFERENCE #1/83  
1983 MARCH 21

Item #1

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Mr. Richard F. Rusk,  
3416 West 5th Avenue,  
Vancouver, B.C.,  
V6R 1R8
- 1.2 Subject: Application for the rezoning of:  
  
Lot 20, Blk. 5, D.L. 76, Plan 1885
- From: R5 Residential District  
To: R9 Residential District
- 1.3 Address: 5909 Hardwick Street
- 1.4 Location: The subject property is located at the north-east corner of Godwin Avenue and Hardwick Street (refer to attached sketches 1 & 2).
- 1.5 Size: The site is rectangular in shape with an area of 760.29 m<sup>2</sup> (8,184 sq. ft.), a width of 20.117 m (66 ft.) and a depth of 37.79 m (124 ft.).
- 1.6 Services: The Director Engineering has been requested to provide all relevant servicing information.
- 1.7 Rezoning Intention: The intent of the proposed rezoning bylaw is to enable subdivision of the site into two lots for single family dwelling development.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

- 2.1 The site is presently occupied by an older single family dwelling in poor condition. The Municipal Works Yard is located to the immediate north, with a two family dwelling adjacent the lot to the east. Across Hardwick to the south and Godwin to the west are two family dwellings. Access is available via Hardwick, Godwin, and a lane to the rear.
- 2.2 The block front in which the site is located on the north side of Hardwick Street between Godwin Avenue and an undeveloped portion of Norland Avenue contains four lots developed as single family dwellings on 66 foot parcels, one two family dwelling and one undevelopable triangular lot at the east end. The opposite block front on the south side of Hardwick Street contains seven lots of which five are developed as single family on 66 ft. lots and two are developed with two family dwellings. The block in which the site is located, bounded by Godwin Avenue, Hardwick Street, and the undeveloped Norland and Fulwell road allowances contains the Municipal Works Yard across the rear and five single family dwellings and one two family dwelling fronting Hardwick Street. The immediate area could, therefore, be regarded as essentially single family residential with minor evidence of two family development and no evidence of small lots.

3.0 GENERAL COMMENTS:

- 3.1 The applicant has requested rezoning in order to subdivide the site into two 33 ft. lots for development of two new single family dwellings.
- 3.2 Council is advised that the subject rezoning request would fall within the context of Category "C" as referenced in the R9 Introductory Report where the site possesses sufficient area to experience two family development under the prevailing R5 zoning and will comply with the R9 zoning regulations. However it is important to note that the introduction of small lots that fall within the context of Category "C" must be regarded as being compatible with the prevailing residential development pattern of the immediate area in order for rezoning to be supported. As such, Category "C" type applications should not warrant automatic approval but must be closely examined in order to ensure that the character of a residential neighbourhood is not disrupted.
- 3.3 In view of the existing neighbourhood character of the immediate area surrounding the subject site which is predominantly single family with a minimum number of two family dwellings and no small lots, the Planning & Building Inspection Department is of the opinion that this rezoning request should not be favourably considered.

4.0 RECOMMENDATION:

- 4.1 THAT Council not give favourable consideration to this rezoning request.

*Am*  
CM/g1

Attachments

January 12, 1983.

RZ # 1/83

Mr. J. Hudson  
Municipal Clerk  
Corporation of the District of Burnaby.

Dear Sir,

RE: Rezoning of 5909 Hardwick  
Lot 20, Block 5, D.L. 7637, Plan 1885  
STATEMENT OF INTENT

We apply for rezoning of the noted property from the existing R-5 schedule to the R-9 schedule, and propose the creation of two lots, each with a thirty three foot width.

It is the intent to construct two luxury single family residences on the property for occupancy by the current owners. The Meda family and Berndt family are long term neighborhood residents, and wish to remain living in this neighborhood. It is felt by these families and the surrounding neighborhood that two freehold single family residences will provide more desirable living accomodation over that of a duplex currently permitted. Constraints of the current R-5 zoning schedule restrict the duplex housing form to a maximum unit area of 116 m<sup>2</sup>, suited for a size more typical of rental accomodation. As such it is not feasible to consider this for the families' current needs.

The proposed residences will be contemporary in design form, developing the living spaces to capture views to the north over the neighboring municipal works yard. Existing views available to neighboring property will be preserved over the proposed new structures, and through view corridors between the buildings. Proposed design articulation and carefull selection of cladding material will offer complimenting variety for the existing neighborhood facade, avoiding the standard street facade typified by the characteristic 66 foot lot development pattern.

Copies of the proposed project will be submitted for review should they be requested.

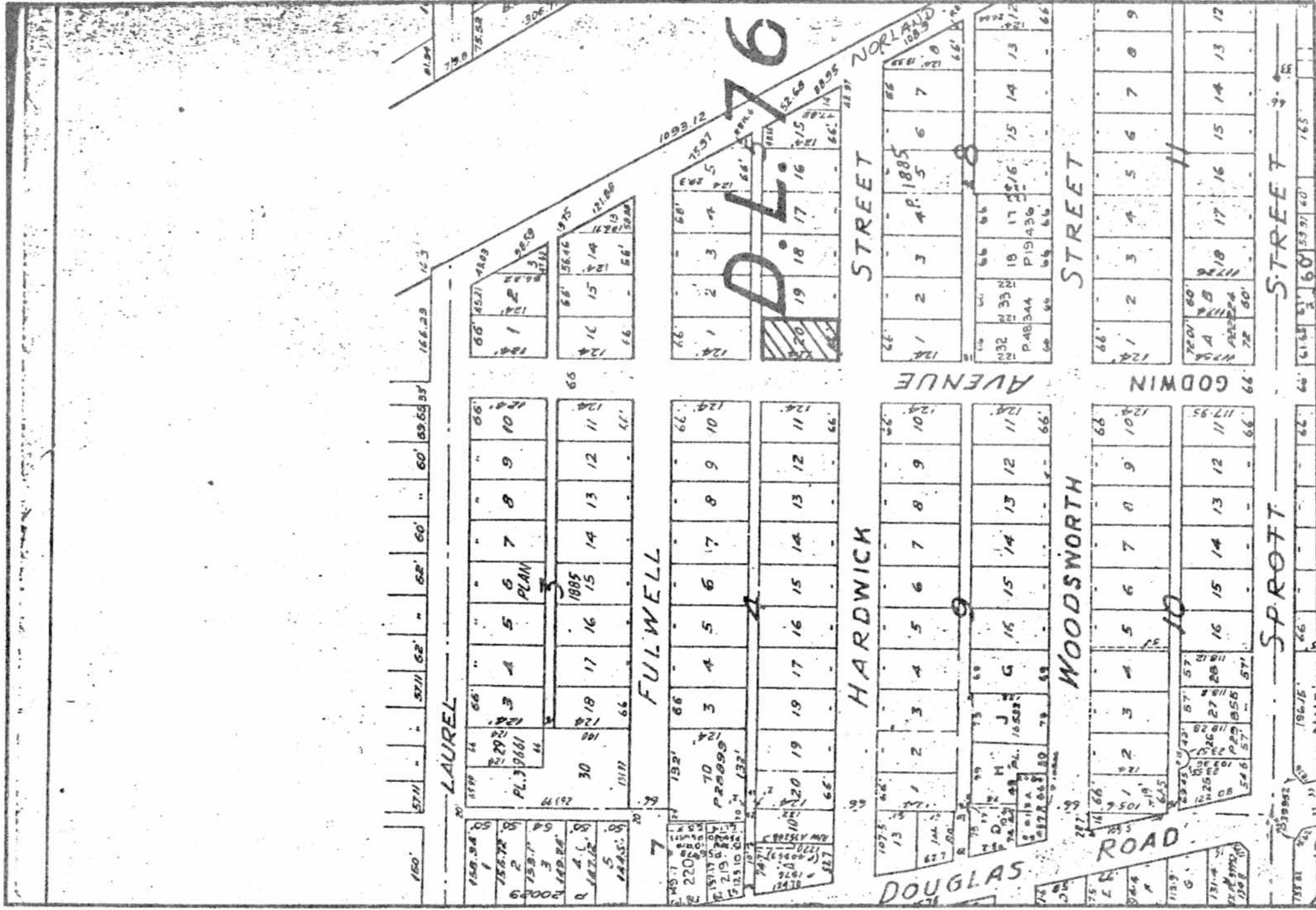
Thank you.

Yours truly,

*Adelino Meda*

Adelino Meda

*Adelino Meda*



Date

1983 MARCH

Scale

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Drawn By

C.M.



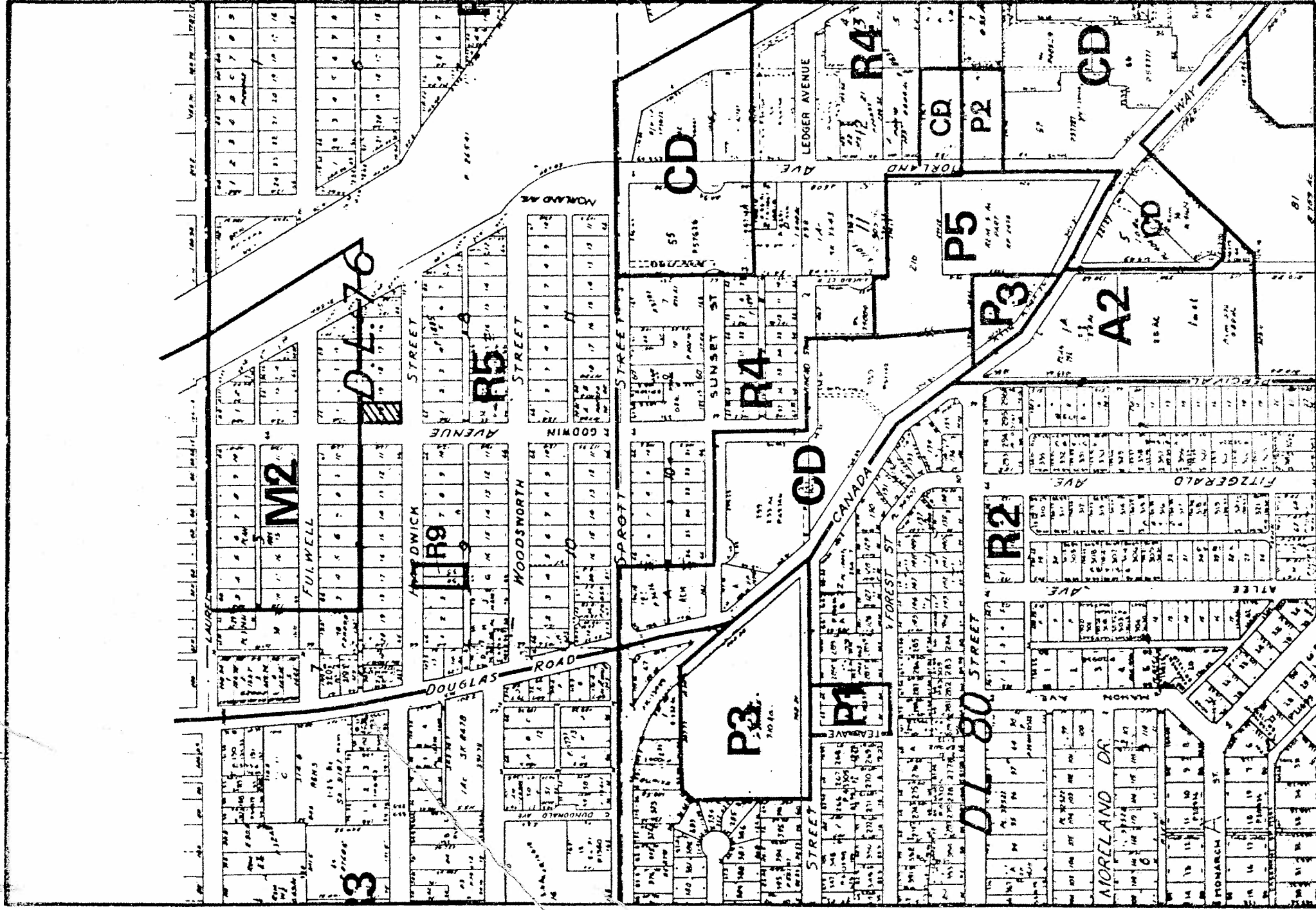
Burnaby Planning Department

REZONING REFERENCE #1/83

- SUBJECT SITE

SKETCH #1





Date

1983 MARCH

Scale

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Drawn By

C.M.



Burnaby Planning Department

REZONING REFERENCE #1/83



-SUBJECT SITE

SKETCH #2



THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING &  
BUILDING INSPECTION DEPT.  
REZONING REFERENCE #2/83  
1983 MARCH 21

Item # 2

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Mr. K. Elgaard, President,  
Dania Society,  
4279 Norland Avenue,  
Burnaby, B.C.,  
V5G 3Z6
- 1.2 Subject: Application for the rezoning of:  
  
Lot E, Block 11, D.L. 79, Plan 7107
- From: R4 Residential District  
To: CD Comprehensive Development  
District (based upon the P5  
guidelines).
- 1.3 Address: 4093 Norland Avenue
- 1.4 Location: The site is situated on the west side of  
Norland Avenue between Canada Way and Sproutt  
Street. The lot lies immediately north and  
east of the existing Dania Home complex.
- 1.5 Size: The lot is 91 m (298.5 ft.) by 40 m (132  
ft). The area of the lot is 3,660 m<sup>2</sup> (39,402  
ft<sup>2</sup>).
- 1.6 Services: The Director Engineering is assessing the  
adequacy of the services to the site.
- 1.7 Rezoning  
Intention: The applicant is requesting rezoning in order  
to construct additional senior citizen hous-  
ing. The number of units proposed is approx-  
imately 25.

2.0 SITE OBSERVATIONS:

The site is presently occupied by an older single family home which is in fair condition. There are old fruit trees on the site and there is a dense cedar hedge along the Norland frontage. The lot slopes gently from west to east down to Norland Avenue. (Refer to attached sketches 1, 2 and 3).

The lot to the west and south is occupied by 2-storey senior apartments. The lot to the north is occupied by a derelict single family home. Across Norland there are single family dwellings which are to be redeveloped for office purposes in the future.

3.0 CENTRAL ADMINISTRATIVE AREA PLAN:

This lot falls within that portion of the Central Administrative Area west of Norland Avenue which designates this area for residentially-oriented community institutional uses under the P5 zone guidelines. The area east of Norland is to be developed for office administrative land uses. This concept plan was adopted by Council in 1974. Existing uses in this institutional quadrant include the Dania and New Chelsea senior citizen's residences, the Calvary Church Centre, a meeting hall and approximately 12 older houses.

The Area Plan calls for land assembly which will provide a logical redevelopment pattern and distribute servicing costs and road dedication needs across larger development sites. These larger sites are also in keeping with the land uses proposed in the Plan.

#### 4.0 GENERAL COMMENTS:

4.1 While the land use proposed is generally consistent with the guide plan for the area, the lot consolidation pattern called for in the Plan is not satisfied by the rezoning application for this single lot.

4.2 The necessity to extend Ledger Avenue westward to Godwin through Parcel D immediately to the north of the subject site would leave a remaining parcel approximately 32 m (100 ft.) wide on Norland which would be left as an isolated lot and would be the only remaining undeveloped property between Canada Way and the proposed Ledger extension on the west side of Norland Avenue.

This lot to the north (4025 Norland) of the subject rezoning site (4093 Norland) is presently occupied by a derelict house. This lot was the subject of a rezoning application in 1982 March (Rezoning #11/82 - Mrs. R. Wise) which involved an office building proposal. This application was withdrawn following Council's decision to not put that application before a Public Hearing.

Rezoning Application #11/82 was opposed by the Planning & Building Inspection Department due to the fact that the use was incompatible with the adjacent land use and the adopted Plan and also that the consolidation was smaller than that called for.

4.3 When these two Rezoning applications are considered together; (RZ#2/83 and RZ#11/82) it can be seen that the potential for either leaving one of the two lots "locked in" or alternatively, for creating a situation where the two lots could conceivably be redeveloped in a conflicting manner will arise.

If the two lots are not considered a total development site with the street servicing costs shared over the larger site, the northerly lot (4025 Norland) would pay a heavy proportion of the servicing costs of constructing works on Norland and the future Ledger extension. Thus, if the subject rezoning were to be approved, the other lot would be very expensive to redevelop on its own. This would result in pressure from the owner to either allow a higher density of redevelopment or a different land use. (eg. the 1982 office building application). Both of these options would create land uses which would to a significant degree, conflict with the low density seniors development on the Dania properties.

For these reasons the best approach to redeveloping these two lots is to have a plan prepared for an overall planned site on which redevelopment takes place. It may be possible to see a two phase redevelopment, however the planning of the site, the land use and design would be done in a coordinated manner which complements this area.

## 5.0 SUMMARY AND CONCLUSIONS:

The Planning & Building Inspection Department cannot support this application for rezoning for the following reasons:

- a) The site size is smaller than that called for in the adopted Plan.
- b) The rezoning of the abutting lot was opposed partly for the same reason.
- c) The redevelopment of this lot would leave an isolated adjacent lot which, on its own would be costly to service for redevelopment.
- d) Independent single lot redevelopment could create future density or land use conflicts between the two sites.

The staff would be prepared to assist in encouraging discussions to continue to take place between the Dania Society and Mrs. Wise, the owner of the other lot to the north, in order to achieve the best solution to this situation.

## 6.0 RECOMMENDATION:

- 6.1 THAT Council not give favourable consideration to this rezoning application, but confirm that support would be forthcoming for a similar rezoning application which conforms to the development site pattern in the adopted Plan for the Central Administrative Area.

*BR*  
BR/g1

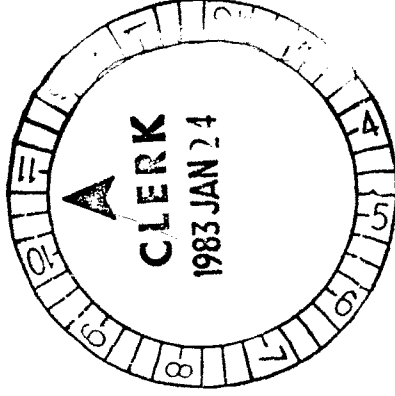
Attachments

cc: Director Engineering

# Dania Society

RZ # 2/83

4279 NORLAND AVENUE, BURNABY, B.C. V5G 3Z8 • PHONES: 299-2414, 298-2311



January 20, 1983

Mr. J. Hudson  
Municipal Clerk  
Corporation of Burnaby

Re: 4093 Norland Avenue

With regard to the attached application for rezoning, please be advised it is the intent of Dania Society to develop the site and construct additional senior citizen housing that will complement existing senior citizen facilities on properties adjacent to the proposed site. The number of units will be approximately 25.

The proposal will be dependent on substantial financing being obtained from senior governments.

Yours truly,

*Knud Elgaard*

Knud Elgaard  
President, Dania Society

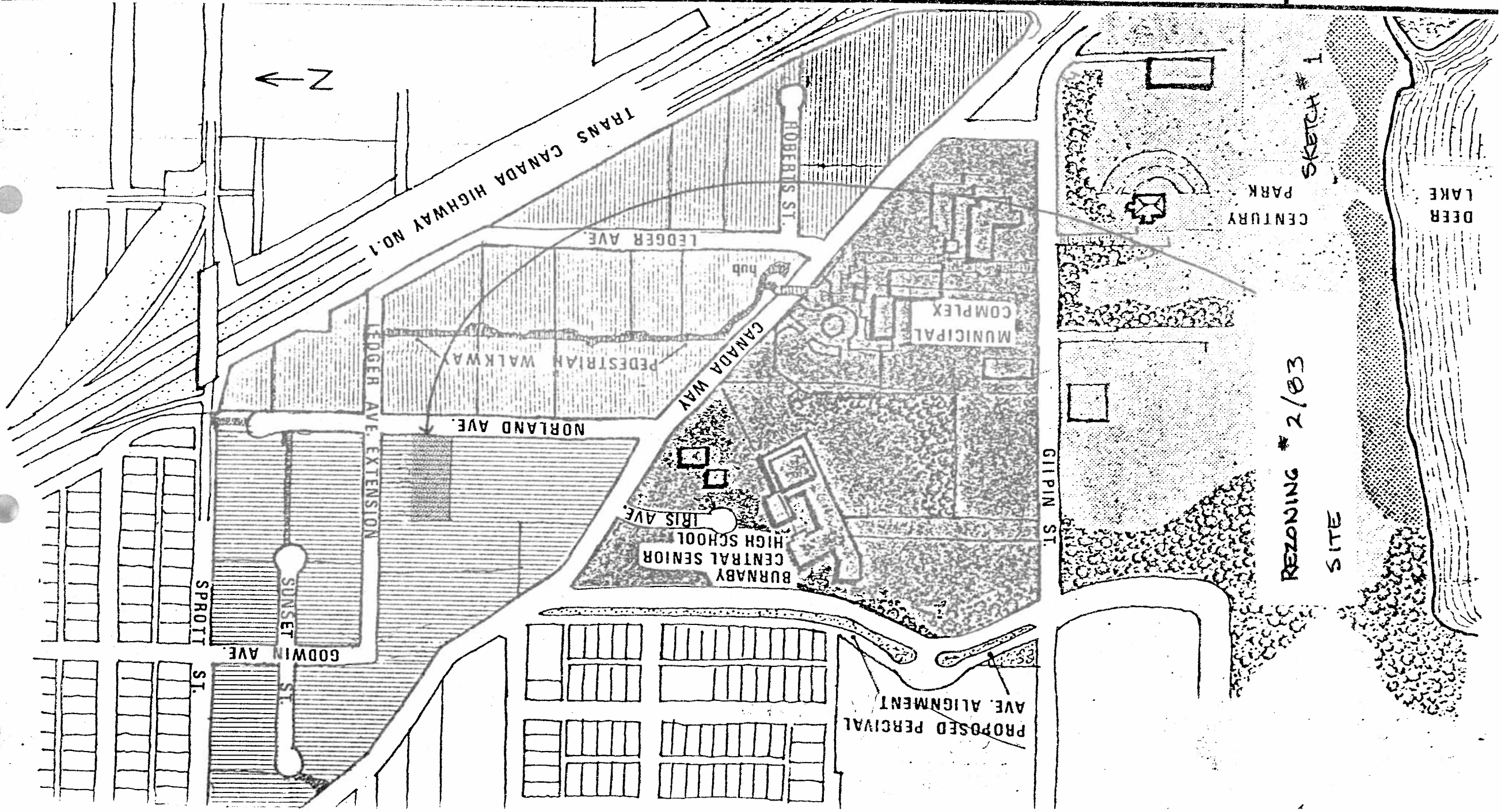
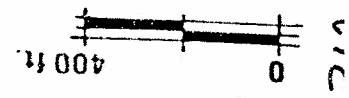
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figure 6

# DEVELOPMENT PLAN CONCEPT

PROPOSED LAND USE

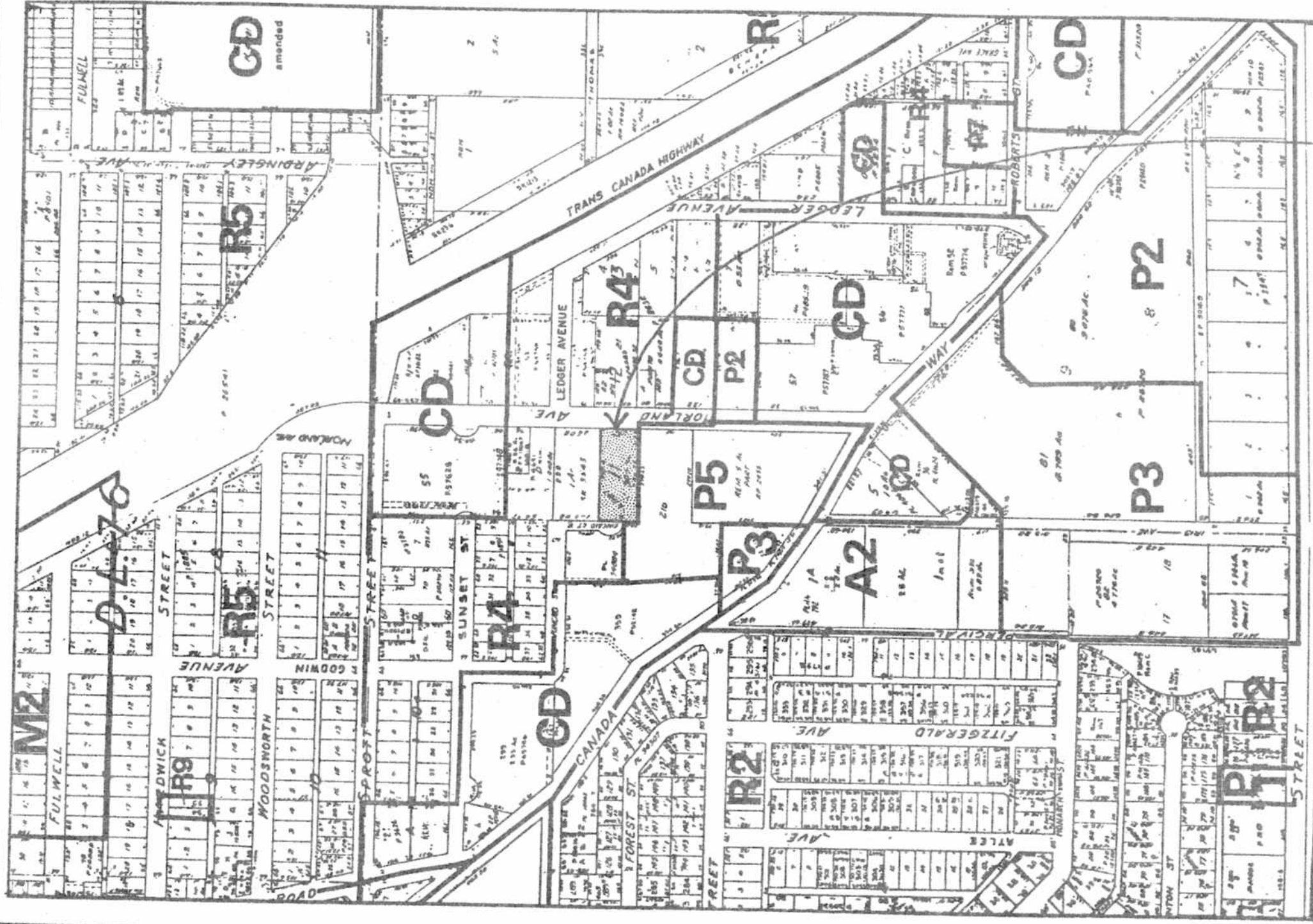
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	Community Institutional
	Parkland
	Public



REZONING # 2/03

SKETCH # 1

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Date

1983 MARCH

Scale

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Drawn By



Burnaby Planning Department

REZONING REFERENCE # 2 / 83

SUBJECT SITE

SKETCH # 2

313







THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING &  
BUILDING INSPECTION DEPT.  
REZONING REFERENCE #4/83  
1983 MARCH 21

Item #3

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Mr. Figrat Orfali,  
#212 - 2450 Cornwall,  
Vancouver, B.C., V6K 1V8
- 1.2 Subject: Application for the rezoning of:  
  
Lot 1, Blk. A, D.L. 96, Plan 1349
- From: R5 Residential District  
To: R9 Residential District
- 1.3 Address: 6824 Colborne Avenue
- 1.4 Location: The subject site is located at the southeast corner of Colborne Avenue and Imperial Street (refer to attached sketches 1 & 2).
- 1.5 Size: The site is rectangular in shape with an area of 918.24 m<sup>2</sup> (9,884.16 sq. ft.), a width of 28.5 m (93.6 ft.) and a depth of 32.19 m (105.6 ft.).
- 1.6 Services: The Director Engineering has been requested to provide all relevant servicing information.
- 1.7 Rezoning Intention: The intent of the proposed rezoning bylaw is to enable subdivision of the site into two smaller lots than are permitted under the prevailing R5 zoning for single family purposes.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

- 2.1 The subject site is presently occupied by an older single family dwelling in fair condition. To the immediate east and south are single family dwellings. To the north is a two family dwelling and to the west are a convenience store and two family dwellings. Vehicular access is available via Imperial Street, Colborne Avenue and a paved lane to the south.
- 2.2 The block front in which the property is located on the south side of Imperial Street between Colborne and Sperling Avenues contains a total of 20 lots, 18 of which are developed as single family dwellings on lots with predominant widths in excess of 50 ft. and two lots contain two family dwellings on 93.6 ft. lots. The opposite block front on Imperial Street contains 8 lots, four of which are developed with single family dwellings and four with two family dwellings. The block bounded by Imperial Street, Colborne Avenue, Elwell Street, and Sperling Avenue contains a total of 41 lots, only three of which are developed as two family dwellings and the balance as single family dwellings. The block front on the west side of Colborne Avenue between Imperial and Elwell Streets contains a small convenience grocery store, one single family dwelling and two two family dwellings. The general area could therefore be categorized as largely single family with a minimal number of two family dwellings.

3.0 GENERAL COMMENTS:

- 3.1 The applicant has requested rezoning in order to create two smaller lots for single family dwelling purposes.
- 3.2 Council is advised that the subject rezoning application falls within Category "C" where the site possesses sufficient area and width to experience two family development under the prevailing R5 zoning and would comply with the technical requirements of the R9 Category. However it is important to note that the introduction of small lots that fall within Category "C" must be regarded as being compatible with the prevailing residential development pattern of the immediate area in order for rezoning to be supported. As such, Category "C" type applications should not warrant automatic approval but must be closely examined in order to ensure that the character of a residential neighbourhood is not disrupted.
- 3.3 In view of the existing neighbourhood character of the immediate area surrounding the subject site which is predominantly single family with no smaller lots and a minimum number of two family dwellings, the Planning & Building Inspection Department is of the opinion that this rezoning request should not be favourably considered. Further, for Council's information, this property was the subject of a previous rezoning (Rezoning Reference #172/81) which was not given favourable consideration on 1981 November 09.

4.0 RECOMMENDATION:

- 4.1 THAT Council not give favourable consideration to this rezoning request.

*AW*  
CM/g1

Attachments

Figurat Orfali  
#212-2450 Cornwall,  
Vancouver, B.C.  
V6K 1V8  
February 7, 1983.

MR.

J. Hudson  
Municipal Clerk,  
Corporation of Burnaby.

*R.2. #4/83*

Dear sir;

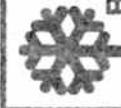
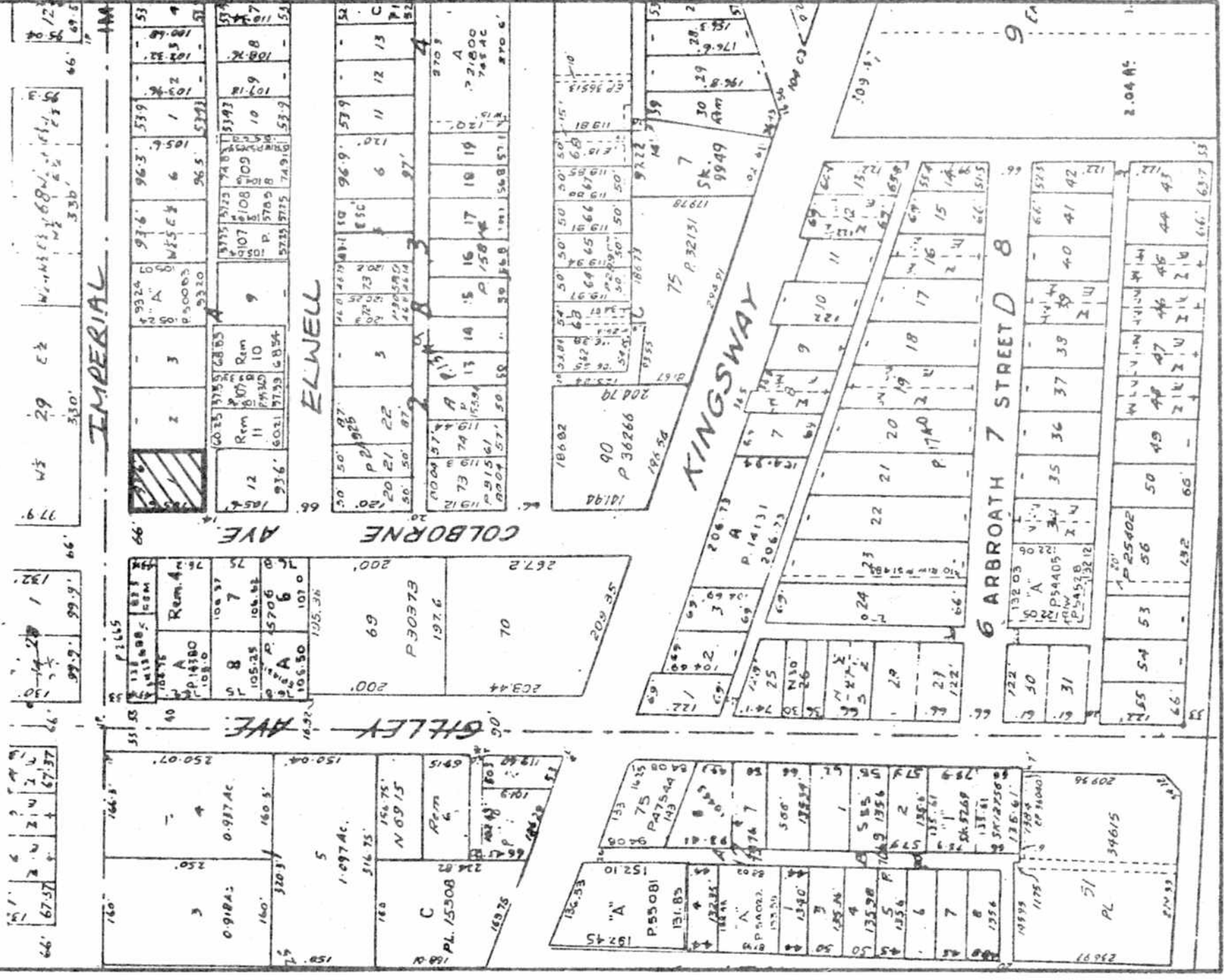
Enclosed you find an application for rezoning of my property at 6824 Colborne street, Bby. and a survey plot showing the existing improvement on the subject property.

I would appreciate your considering the rezoning of the subject property to R-9 under by-law no 7580 reconsidered and adopted after having third reading on december 1st. 1980. as by-law to amend by-law no 4742 being the Burnaby zoning by-law 1965. where R-4 and R-5 district to short designation R-9 district.

By creating an extra lot would help to lower housing cost. awaiting your further news, I remain

yours truly

Figurat Orfali  
*Figurat Orfali*  
*[Signature]*



Burnaby Planning Department

Date  
1983 MARCH

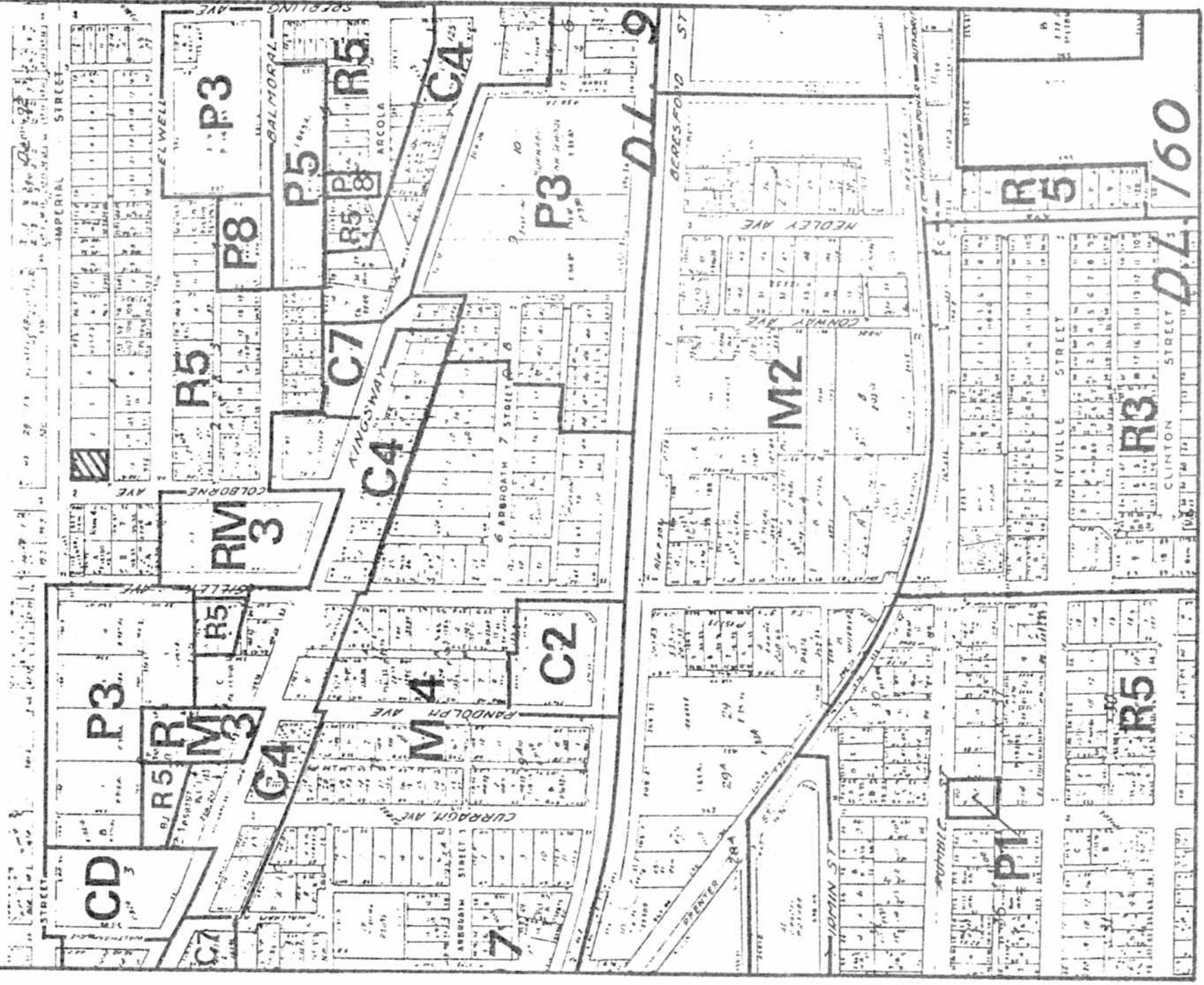
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Drawn By

REZONING REFERENCE # 4/83

- SUBJECT SITE

SKETCH #1



Burnaby Planning Department

Date  
1983 MARCH

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Drawn By

REZONING REFERENCE # 4/83

 - SUBJECT SITE



SKETCH #2

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING &  
BUILDING INSPECTION DEPT.  
REZONING REFERENCE #5/83  
1983 MARCH 21

Item #4

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Mr. & Mrs. D. Sikic,  
6885 Sperling Avenue,  
Burnaby, B.C.,  
V5E 2VB
- 1.2 Subject: Application for the rezoning of:  
  
Lot A South 66 ft., D.L. 96, P1. 3860  
  
From: R5 Residential District  
To: C3 General Commercial District
- 1.3 Address: 6885 Sperling Avenue
- 1.4 Location: The subject site is located at the northwest corner of Sperling Avenue and Elwell Street (refer to attached sketches 1 & 2).
- 1.5 Size: The site is rectangular in shape with an area of 730.6 m<sup>2</sup> (7854 sq. ft.), the width of 20.13 m (66 ft) and a depth of 36.29 m (119 ft.)
- 1.6 Services: The Director Engineering has been requested to provide all relevant servicing information.
- 1.7 Rezoning Intention: The intent of the proposed rezoning bylaw amendment is to construct a two storey building with a retail store on the ground floor and living accommodation on the second floor.

2.0 SITE OBSERVATIONS:

The subject site is presently occupied by an older modest one and one half storey single family dwelling. Single family dwellings are located to the north fronting Sperling Avenue and to the west fronting Elwell. A two family dwelling and several single family homes are located to the east across Sperling Avenue. A park/playground (Rene Memorial Park) is located to the south across Elwell Street. Vehicular access to the site is from Sperling Avenue which is constructed to an interim standard and from a rear lane.

3.0 GENERAL DISCUSSION:

- 3.1 The subject property is located within a well established R5 single and two family residential area located in south central Burnaby. This residential area is also located a few blocks north of Kingsway and to the northwest of the Kingsway/Edmonds Area Plan (Apartment Study Areas "0" and "P" (refer to attached Sketch #3). The Kingsway/Edmonds Area Plan is intended to provide for the development of a full range of residential accommodation varying from townhousing to high-rise apartments and a wide array of retail/commercial facilities which will continue to provide a commercial focus for the southeastern sector of the Municipality.

3.2 The applicant has requested rezoning to the C3 General Commercial District in order to construct a two storey building which will provide retail store(s) on the ground floor and living accommodation on the second floor. The C3 District is essentially designed to serve the needs of a large consumer population, both on a local and Municipal level and provides for intensive commercial and office development usually associated with commercial core areas such as Metrotown and the Kingsway/Edmonds shopping area.

3.3 The Planning & Building Inspection Department considers that the subject rezoning application is a clear example of inappropriate spot zoning where commercial zoning and development is proposed in a well established residential area. Such rezoning and development would if approved disrupt the character and stability of the immediate residential area and set an unwarranted precedent for similar rezoning requests in this area and in all probability other areas of the Municipality. Rezoning to the C3 District is also an unsuitable utilization of this designation since it is normally applied only in high density, intensive commercial core areas as referenced above. Furthermore, existing service commercial areas established along Kingsway and in the Kingsway/Edmonds shopping area are located nearby and presently provide the opportunity for such commercial activities in recognized areas where conflict with adjacent single and two family residential uses will not occur.

3.4 In view of the foregoing information, this Department recommends that the subject rezoning request not be favourably considered by Council. The applicant should be encouraged to establish his commercial enterprise in one of the many established commercial areas located throughout the Municipality. In this regard, the Planning & Building Inspection Department will always be available to assist the applicant wherever possible.

#### 4.0 RECOMMENDATION:

4.1 THAT Council not give favourable consideration to this rezoning request.

*ArL*  
PDS/gl

Attachments



RZ #5/83

Mr. & Mrs. D. Sikic  
6885 Sperling  
Burnaby, BC  
V5E 2V8  
Telephone: 437-0372

February 25, 1983

Planning Department  
Burnaby Municipal Hall  
4949 Canada Way  
Burnaby, BC  
V5G 1M2

Dear Sir/Madame:

I am requesting your approval to rezone my lot, located at the abovenoted address, from R-5 zoning to C-3 zoning. The legal description is: The south 66 feet of Lot "A" of Block 1, D.L. 96, G.P.I., Plan 3860, N.W.D. in the Municipality of Burnaby.

It has been a long-time ambition of mine to start my own little business, and now I am able to fulfill it. My plans are to construct a two-storey building which would contain a retail store area on the main floor and living quarters for my family on the second. I estimate that this will cost me approximately \$200,000 and one year to complete.

Since I am a fisherman and a contractor by occupation, I would like to open a small corner grocery store which would also sell fresh fish, for I am quite familiar with the types of fish and the processing of them. Plus, I would also be able to do much of the construction of the proposed building.

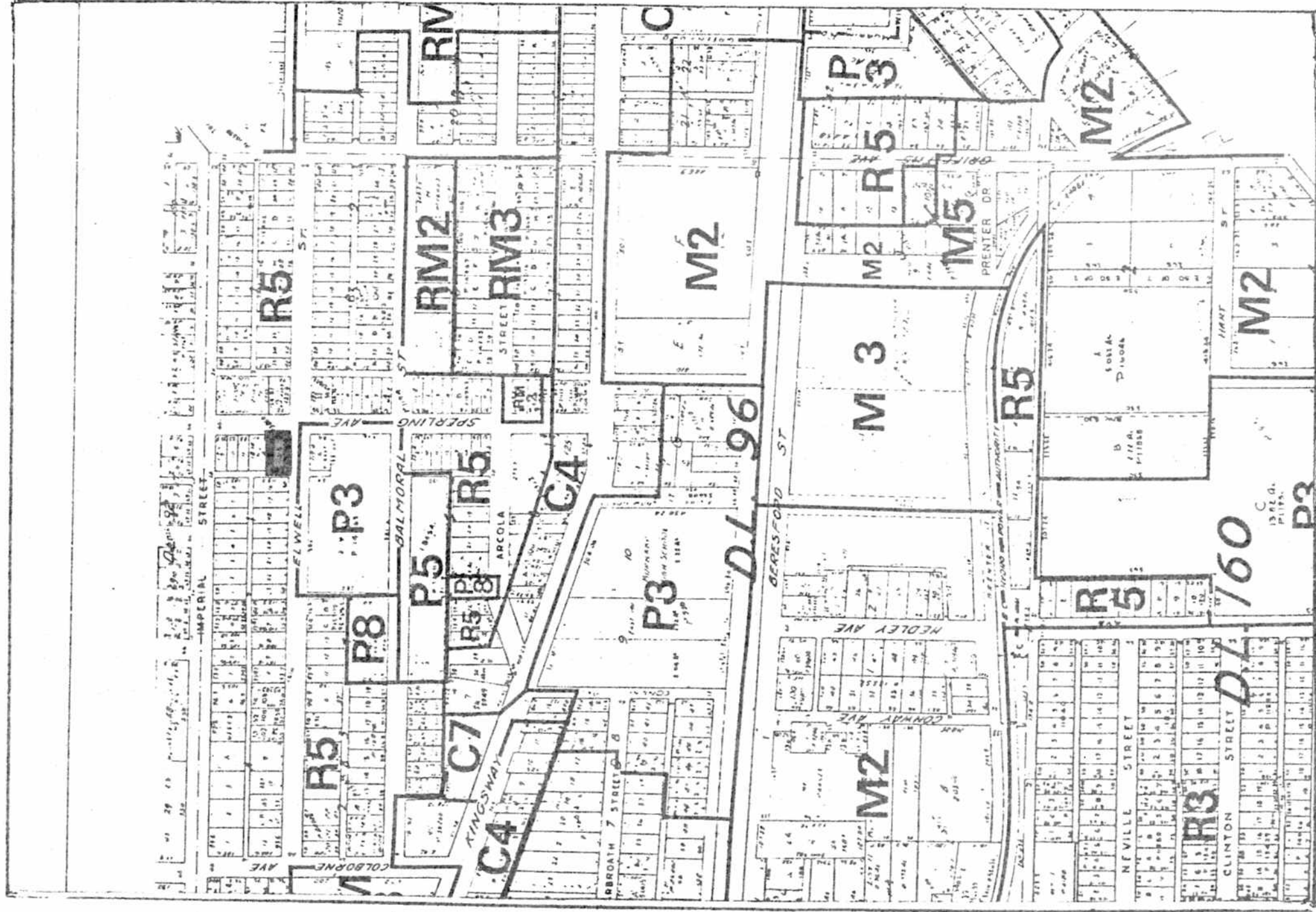
Should you require more information please call me.

Yours very truly,

  
Drago Sikic

JA/tl





Burnaby Planning Department

Date  
1983 MARCH

Scale  
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Drawn By

REZONING REFERENCE #5/83

subject site

sketch #2

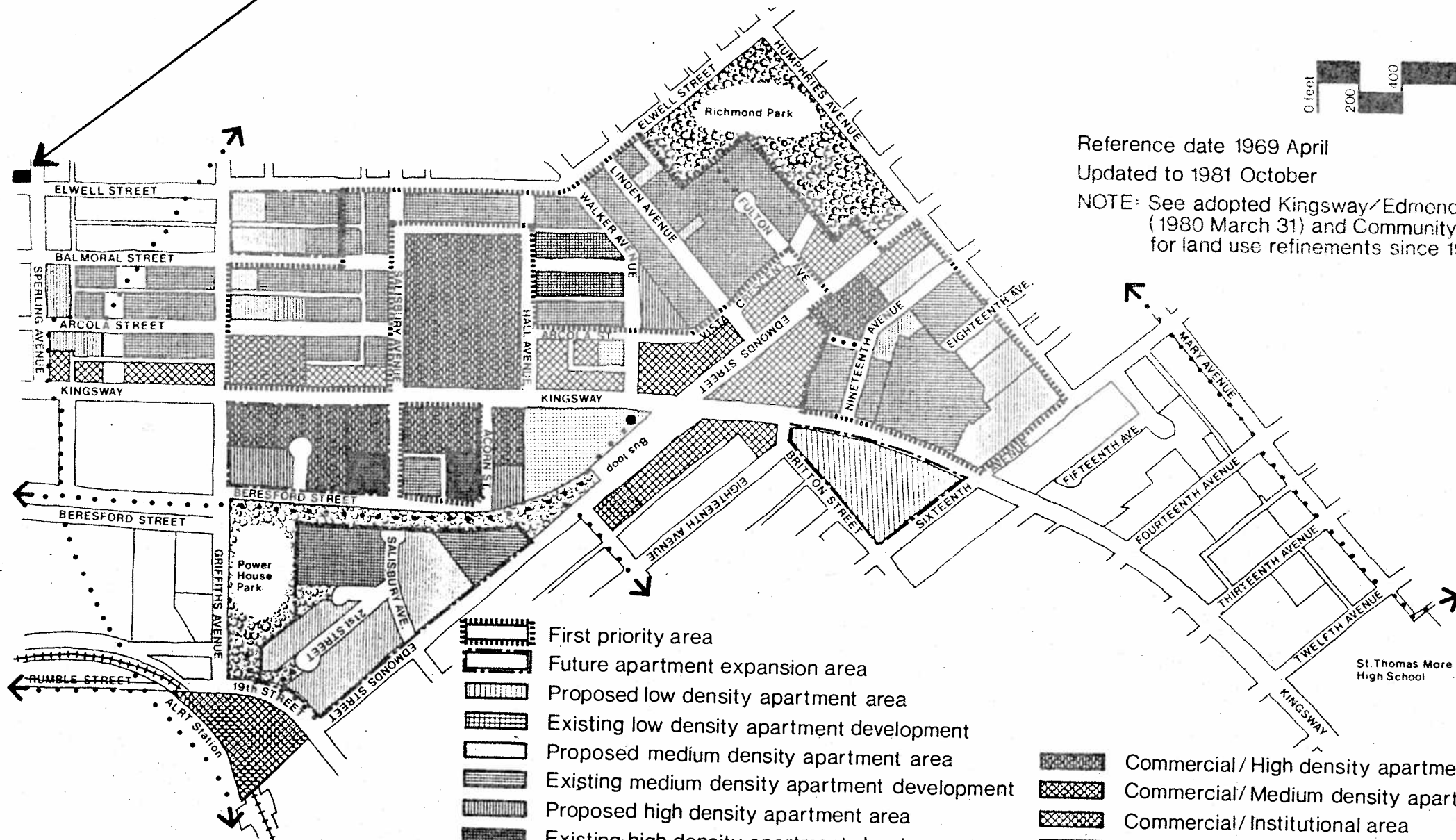
324

SUBJECT SITE



Reference date 1969 April  
Updated to 1981 October

NOTE: See adopted Kingsway/Edmonds Area Plan  
(1980 March 31) and Community Plan Area 6  
for land use refinements since 1969.



- First priority area
- Future apartment expansion area
- Proposed low density apartment area
- Existing low density apartment development
- Proposed medium density apartment area
- Existing medium density apartment development
- Proposed high density apartment area
- Existing high density apartment development
- Commercial centre

- Commercial/High density apartment area
- Commercial/Medium density apartment area
- Commercial/Institutional area
- Institutional area
- Trail system

St. Thomas More  
High School

# APARTMENT STUDY AREA O Drawing Number 15

SKETCH #2 325

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING &  
BUILDING INSPECTION DEPT.  
REZONING REFERENCE #6/83  
1983 MARCH 21

Item # 5

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Graham and Alison Page,  
6729 Gilley Avenue  
Burnaby, B.C.,  
V5H 3W8
- 1.2 Subject: Application for the rezoning of:  
  
Lot 6, Blk. 8, D.L. 93, Plan 1525
- From: R5 Residential District  
To: R9 Residential District
- 1.3 Address: 6729 Gilley Avenue
- 1.4 Location: The subject site is located on the west side of Gilley Avenue between Imperial Street and Bryant Street (refer to attached sketches 1 & 2).
- 1.5 Size: The site is rectangular in shape with an area of 827.3 m<sup>2</sup> (8893.5 sq. ft.), a width of 20.13 m (66 ft.) and a depth of 41 m (134.75 ft.).
- 1.6 Services: The Director Engineering has been requested to provide all relevant servicing information.
- 1.7 Rezoning Intention: The intent of the proposed rezoning bylaw amendment is to permit the subdivision of the site into two lots for new single family development.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

- 2.1 The subject site is presently occupied by an older single family dwelling. A two family dwelling is located to the east fronting Randolph Avenue and single family dwellings fronting Gilley Avenue are located to the north, south and east of the site. Vehicular access is from Gilley Avenue which is constructed to an interim standard.
- 2.2 The block front in which the site is located on the west side of Gilley Avenue between Imperial Street and Bryant Street contains a total of 14 lots of which three are occupied by two family dwellings, two vacant 33 foot lots and one existing single family dwelling situated on a 34 ft. lot. The opposite block front across Gilley Avenue to the east presently contains 17 lots of which one is occupied by a two family dwelling and one lot 33 feet in width. The block in which the site is located bounded by Imperial Street, Bryant Street, Gilley Avenue and Randolph Avenue contains a total of 37 lots of which five are occupied by two family dwellings and 11 with small lot widths. The immediate area would thus be characterized as a mixed neighbourhood with evidence of small lot and two family development.

3.0 GENERAL DISCUSSION:

- 3.1 The applicant has requested rezoning in order to subdivide the site into two 33 ft. lots and construct two new single family dwellings.
- 3.2 The subject site could be considered within the context of Category "C" as referenced in the R9 Introductory report. In this regard, the site in question must possess sufficient site area and width to experience two family development under the prevailing R5 zoning and satisfy the technical requirements of the R9 District. It is important to note that satisfaction of the technical requirements of the R9 designation does not in itself warrant automatic approval. As such, support can be given only if it can be demonstrated that the proposed small lot development will not disrupt the prevailing residential character of the neighbourhood.
- 3.3 In view of the two family development potential of the subject site under the current R5 zoning and the existence of small lots and two family dwellings in the immediate area, the Planning & Building Inspection Department is of the opinion that the proposed small lots will not disrupt the character of this neighbourhood. It is therefore recommended that this rezoning request be favourably considered by Council.

4.0 RECOMMENDATION:

- 4.1 THAT a rezoning bylaw be prepared and advanced to first Reading on 1983 April 04 and to a Public Hearing on 1983 April 19 at 19:30 h and that the following be established as prerequisite sites to the completion of rezoning:
- a) The satisfaction of all necessary subdivision requirements.
  - b) The submission of a \$933.00 per unit Neighbourhood Parkland Acquisition Charge.

*APL*  
PDS/gl

Attachments



RZ # 6/83

G + A Page  
6729 Gully  
Burnaby BC

Mr J Hudson  
Municipal Clerk  
Corperation of Burnaby

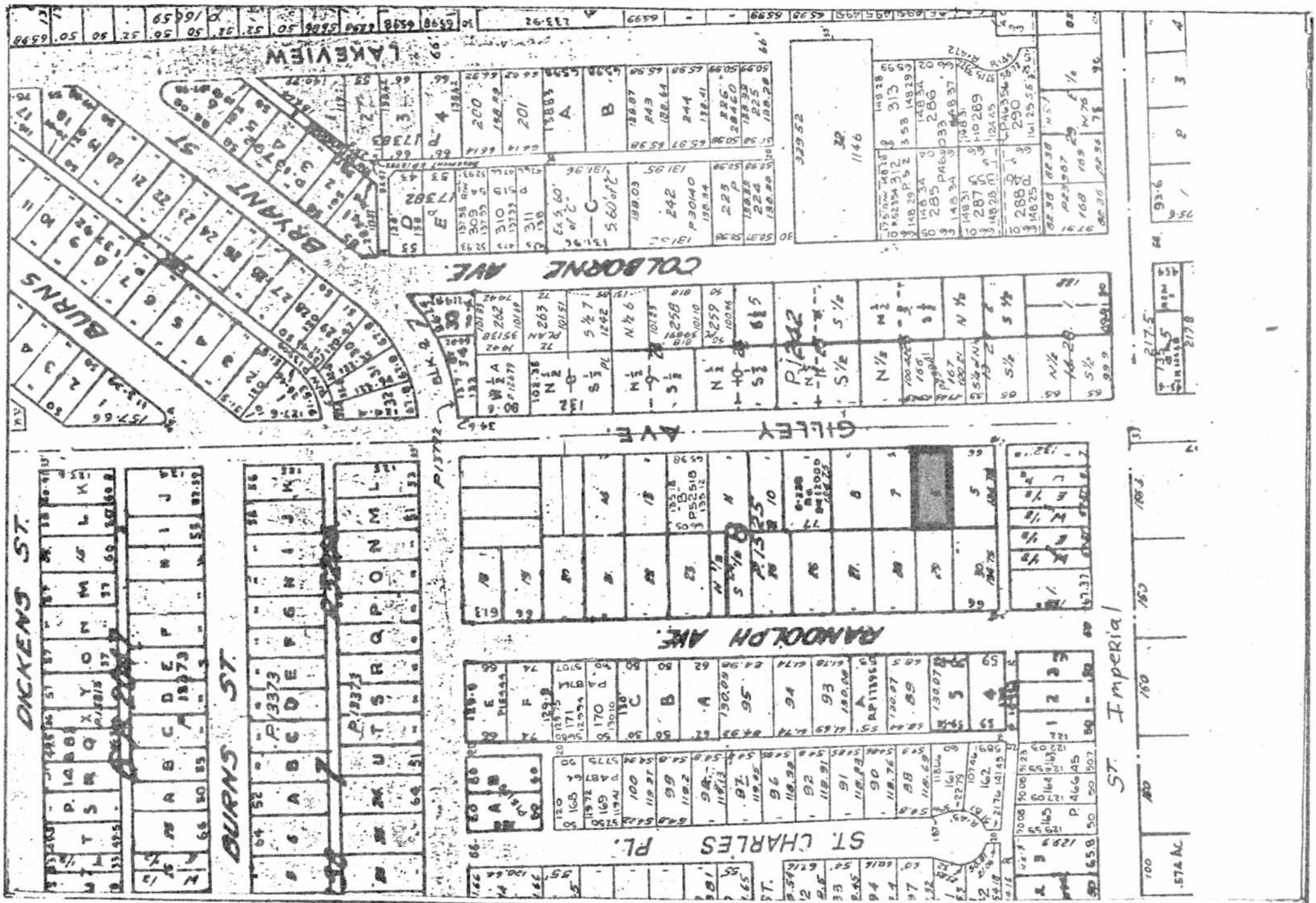
Dear Sir:

re: Application for Rezoning

Please consider this request for rezoning of our property from R5 to R9. Our intent is to subdivide the property into two (2) lots of 33 feet by 135 feet each, sell one lot and build a house for ourselves on the other.

Yours Truly,  
Elison Page. Shalam Page.






Date  
1983 MARCH

Scale  
1:2400

Drawn By

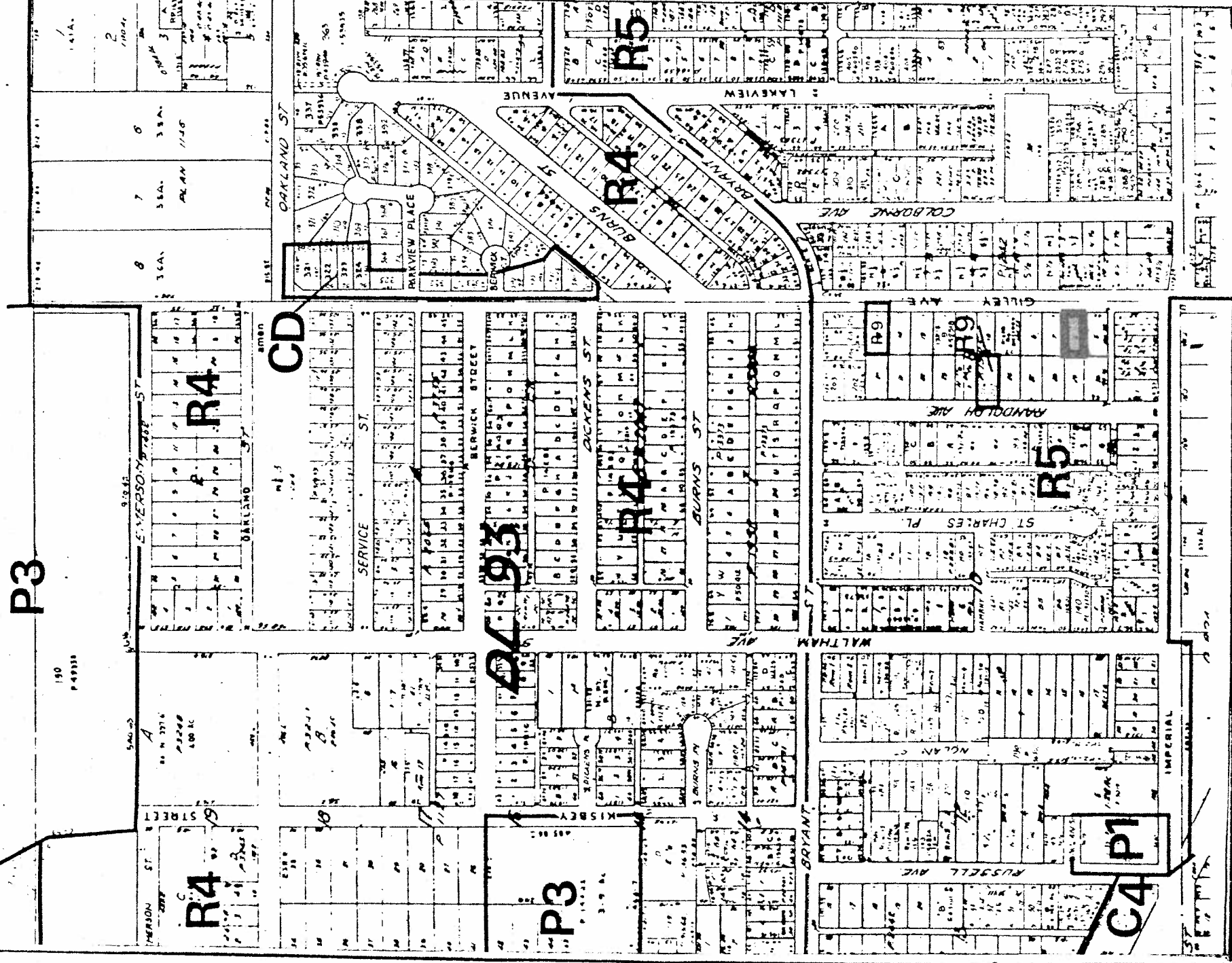
 Burnaby Planning Department

REZONING REFERENCE # 6/83

 subject site

84.

P3



Date

1983 MARCH

Scale

1:4800

Drawn By



Burnaby Planning Department

REZONING REFERENCE # 6/83

subject site

sketch # 2

330

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING &  
BUILDING INSPECTION DEPT.  
REZONING REFERENCE #7/83  
1983 MARCH 21

Item #6

1.0 GENERAL INFORMATION:

- 1.1 Applicant: W.F. Clendenan,  
7287 Sussex Avenue  
Burnaby, B.C.,  
V5J 3V6
- 1.2 Subject: Application for the rezoning of:  
  
Lot 1, Blk. "A", S.E. 1/4 of D.L.  
149, Plan 14842
- From: R4 Residential District  
To: R9 Residential District
- 1.3 Address: 7287 Sussex Avenue
- 1.4 Location: The subject site is located on the west side  
of Sussex Street between Victory Street and  
Watling Street (refer to attached location  
sketches 1 & 2).
- 1.5 Size: The site is rectangular in shape with an area  
of 2322.7 m<sup>2</sup> (24,971 sq. ft.) a width of 30.1  
m (98.7 ft) and a depth of 77.2 m (253 ft.).
- 1.6 Services: The Director Engineering has been requested  
to provide all relevant servicing informa-  
tion.
- 1.7 Rezoning  
Intention: The intent of the proposed rezoning bylaw  
amendment is to permit the subdivision of the  
site into two lots for new single family  
development.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

- 2.1 The subject site is presently occupied by a single family dwelling. Single family homes are located to the north and south fronting Sussex Avenue, to the west fronting Charlford Avenue and to the east across Sussex Avenue. Vehicular access is from Sussex Avenue which is constructed to an interim standard.
- 2.2 The residential block front in which the site is located on the west side of Sussex Avenue between Victory Street and Watling Street is occupied by six single family homes situated on lots that range between 60 and 98.7 feet in width five of which are 70 feet or greater and a two storey family senior citizens facility. The opposite block front on the east side of Sussex Avenue contains nine single family homes, all situated on 66 foot lots or greater. The residential portion of the block in which the site is located bounded by Sussex Avenue, Victory Street, Charlford Avenue, the adjacent senior citizens facility, and park contains a total of 15 single family homes, all of which are situated on lots 60 ft. wide and greater with the majority in the 64 to 77 ft. range. This immediate residential area is thus considered to be characteristically single family with no evidence of small lot development.

### 3.0 GENERAL DISCUSSION:

- 3.1 The applicant has requested rezoning in order to subdivide the subject site into two lots in order to permit the development of two new single family homes.
- 3.2 The subject rezoning request is considered to fall within the context of Category "C" as referenced in the R9 Introductory Report where the site possesses sufficient area to experience two family development under the prevailing R4 zoning and will comply with the R9 zoning regulation. However, it is important to note that the introduction of small lots that fall within the context of Category "C" must be regarded as being compatible with the prevailing residential development pattern of the immediate area in order for rezoning to be supported. As such, Category "C" type applications should not warrant automatic approval but must be closely examined in order to ensure that the character of a residential neighbourhood is not disrupted.
- 3.3 In view of the existing neighbourhood character of the immediate area surrounding the subject site which is predominantly single family with no evidence of two family dwellings or small lots, it is the opinion of this Department that this rezoning request should not be favourably considered. The introduction of two small lots (presumably 49 ft. in width) in an area of larger lots where the predominant width is 60 ft. or greater would clearly be a disruptive element in the neighbourhood.
- 4.0 RECOMMENDATION:
- 4.1 THAT Council not give favourable consideration to this rezoning request.

*MP*  
PDS/g1

Attachments

7287 Sussex Ave.,  
Burnaby, B.C.  
V5J 3V6  
February 28, 1983

RZ # 7/83

Corporation of the District of Burnaby,  
4949 Canada Way,  
Burnaby, B.C.

Gentlemen:

Reference L.D. 1 37 New Westminster Group 1 149S.E.  $\frac{1}{4}$  A 1 14842

Enclosed is my Cheque in the amount of \$615.00.

I would appreciate your consideration for rezoning the above mentioned property from R4 to R9.

The above property is too large to remain a single or duplex home. The existing house is nearly sixty years old and very outdated and in need of much renovating to make it satisfactory to today's standards.

I do not feel that the expense is warranted when the property could be rezoned to two single family lots for better utilization and enjoyment of the property.

Your consideration of this matter will be appreciated.

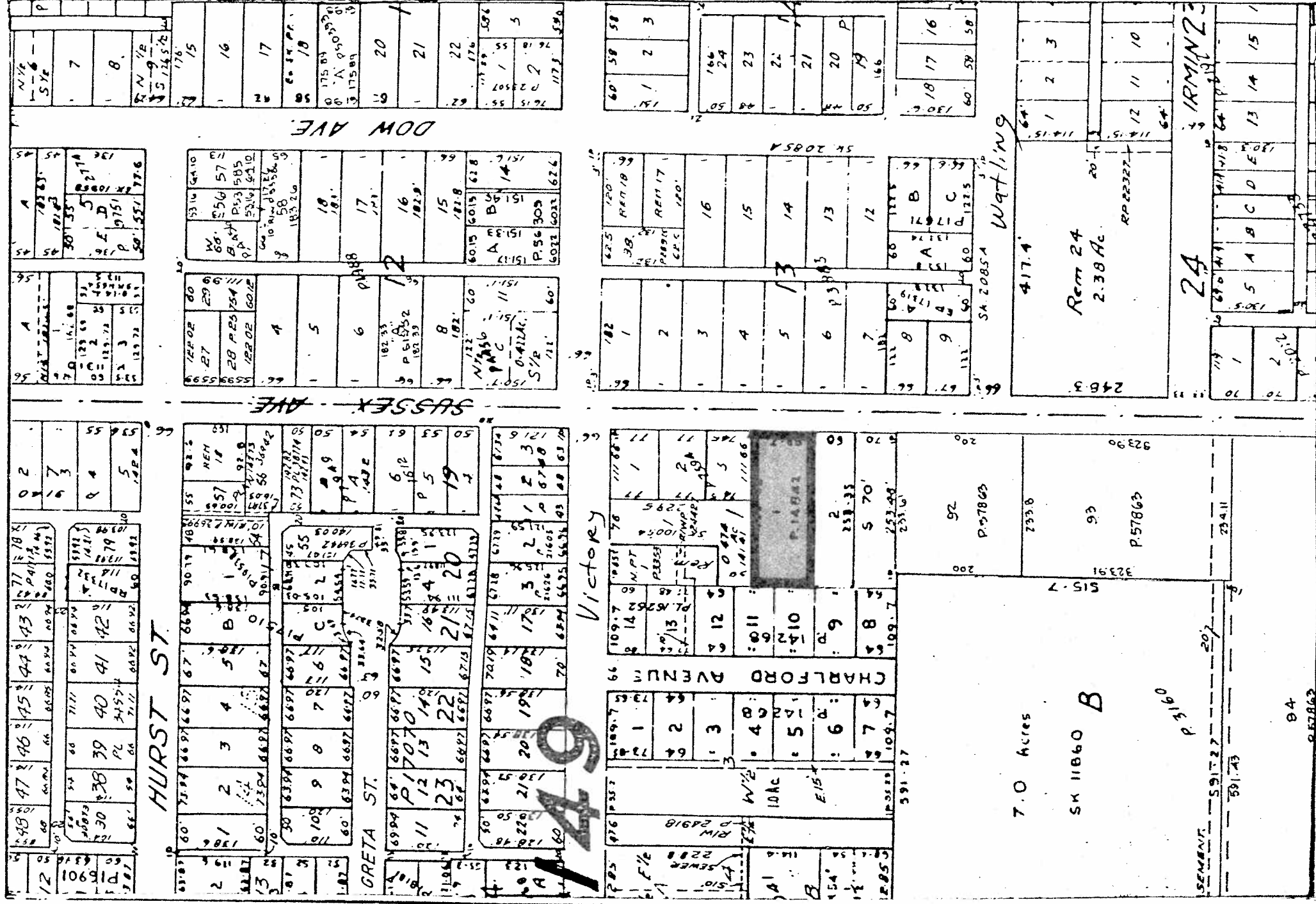
Looking forward to a prompt reply.

yours very truly,



W.F. Clendenan

WFC



Date

1983 MARCH

Scale

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Drawn By



Burnaby Planning Department

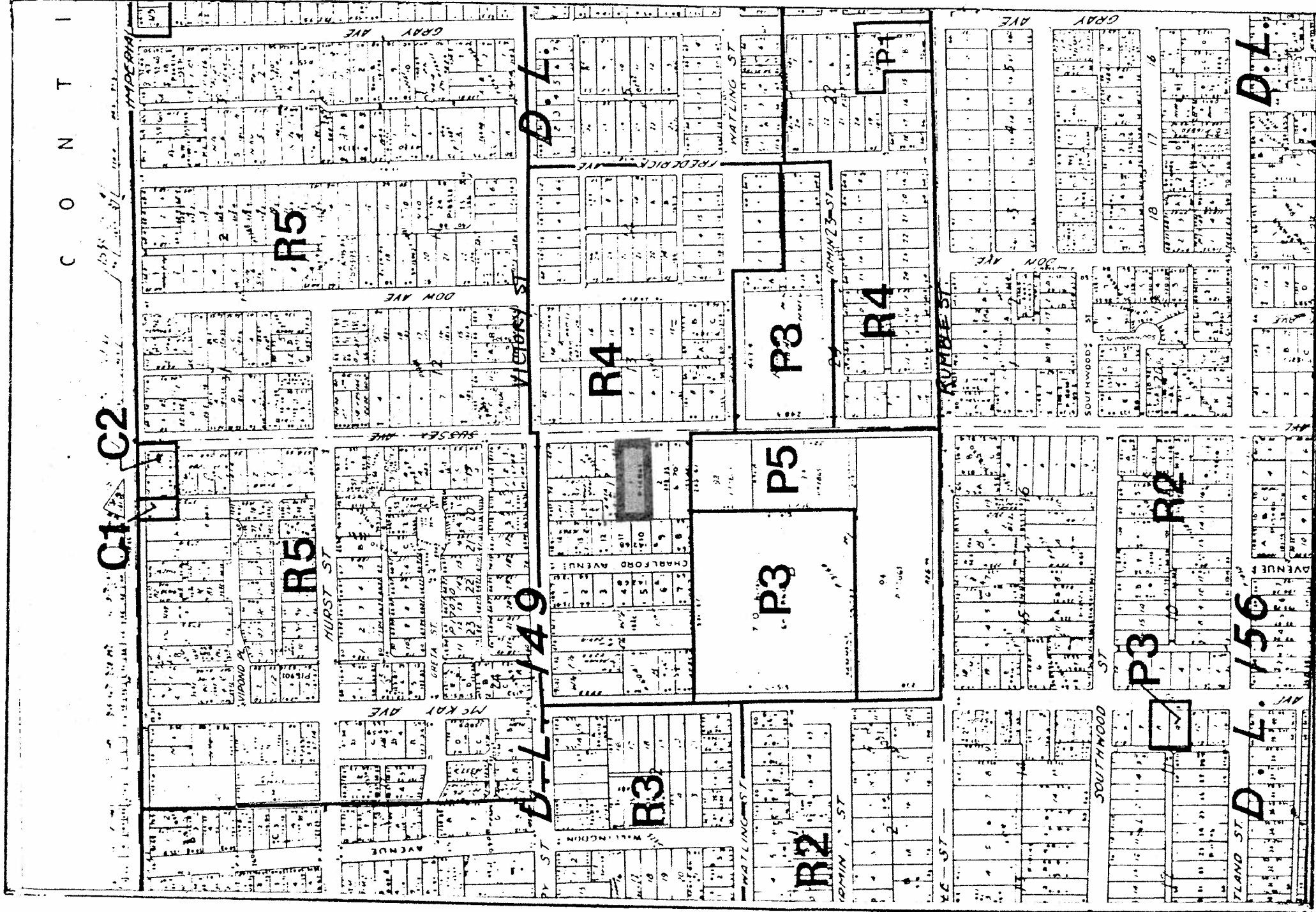
REZONING REFERENCE # 7/83

subject site

sketch #1

334





Date

1983 MARCH

Scale

1:4800

Drawn By



Burnaby Planning Department

REZONING REFERENCE #7/83

subject site

sketch #2

335