

ITEM 9
MANAGER'S REPORT NO. 52
COUNCIL MEETING 1983 08 22

RE: REZONING REFERENCE #17/83

LOT 6, BLOCKS 27 AND 28, D.L. 34, PLAN 1355
4064 BRANDON STREET

(ITEM 7 OF ITEM 20, REPORT NO. 37, 1983 MAY 24)

(ITEM 5, REPORT NO. 39, 1983 MAY 30)

(TABLED MATTERS ITEM 5b, COUNCIL AGENDA 1983 JULY 25)

(TABLED MATTERS ITEM 6b, COUNCIL AGENDA 1983 AUGUST 08)

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1983 August 10

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #17/83

LOT 6, BLKS. 27 & 28, D.L. 34 PLAN 1355
4064 BRANDON STREET

FROM: R5 RESIDENTIAL DISTRICT
TO: R9 RESIDENTIAL DISTRICT

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

1.0 BACKGROUND INFORMATION:

1.1 Notwithstanding the negative recommendation of the Planning & Building Inspection Department regarding the subject R9 rezoning and subdivision proposal, Council on 1983 May 30 agreed to advance the rezoning bylaw amendment to a Public Hearing on 1983 June 21.

1.2 On 1983 June 27 the subject rezoning bylaw amendment was brought forward for Second Reading at which time the bylaw was defeated. The bylaw amendment was subsequently brought forward for reconsideration by Council on 1983 July 25 at which time the bylaw was tabled pending a report from the Director Planning & Building Inspection regarding the potential of further residential subdivision with the development of a cul de sac within the block in which the subject site is located and within the block to the immediate north.

2.0 GENERAL DISCUSSION:

2.1 Pursuant to Council's request, the Planning & Building Inspection Department has prepared a hypothetical subdivision guideplan (refer to attached sketch #1) for the block based on the prevailing R5 zoning designation. As illustrated on sketch #1, the six existing deep lots in the middle of the block (3 fronting Brandon St. and 3 fronting Burke St.) will yield 11 single family lots with the development of a full standard cul de sac from Burke St. This plan represents the most appropriate subdivision plan for the subject block with the least amount of disruption to the existing residences. This subdivision plan may also permit the retention of some of the homes on the existing parcels.

The block to the immediate north can be further subdivided in a similar manner with an interior cul de sac developed from Price St.

2.2 Should the subject R9 rezoning be approved, two lots, 35.35 ft. wide by 231 ft. deep would be created which would likely set a precedent for further rezoning and subdivision within the middle of the block which could potentially yield twelve long and narrow lots as illustrated in sketch #2. In this case, most, if not all of the existing residences would require demolition or relocation to accommodate subdivision in this fashion.

2.3 In view of the foregoing information, this Department is of the opinion that further subdivision of the block as outlined in sketch #1 based on the prevailing R5 zoning designation represents the most logical and least disruptive means of accommodating further residential development in this immediate neighbourhood. R9 rezoning and subdivision as illustrated in sketch #2 is clearly inconsistent with the predominant development pattern of the immediate area and would promote the establishment of unusually narrow and deep single family lots.


3.0 SUMMARY:

In summary, the foregoing analysis confirms our previous evaluation and conclusion that the subject R9 rezoning request should not be approved since the creation of two lots 35.35 ft. wide by 231 ft. deep would be incompatible with the prevailing neighbourhood development pattern and set a precedent for further inappropriate subdivision within the immediate area. Furthermore, the subject site can experience further subdivision in a more appropriate and conventional manner under the existing zoning with the co-operation of other property owners within the block who would gain from pursuing subdivision as outlined in sketch #1.

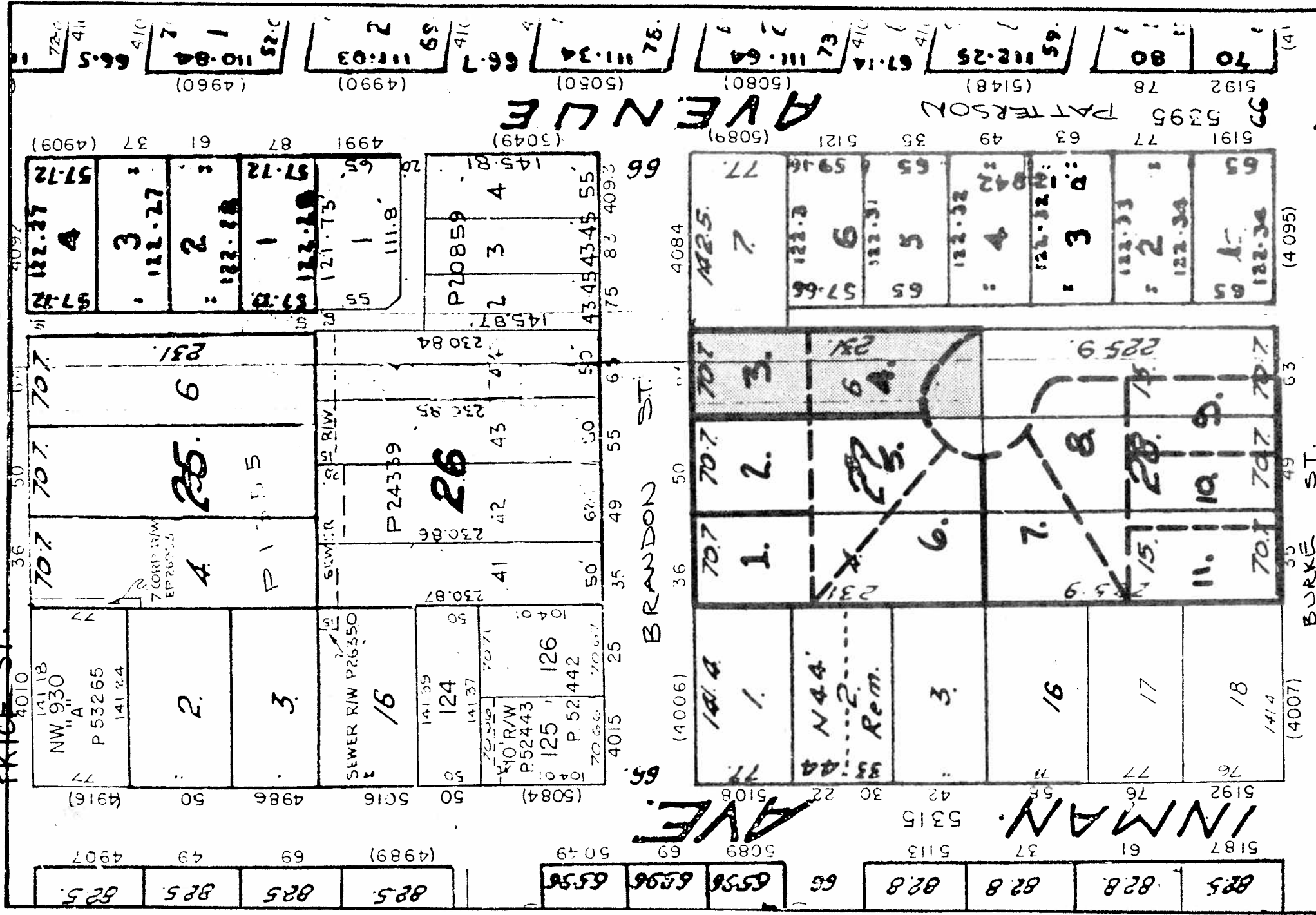
This report is presented for the information of Council.

PDS/js


Attachments


A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

PRICE ST.



Date	AUG. 83
Scale	1" = 100'
Drawn By	C.W.

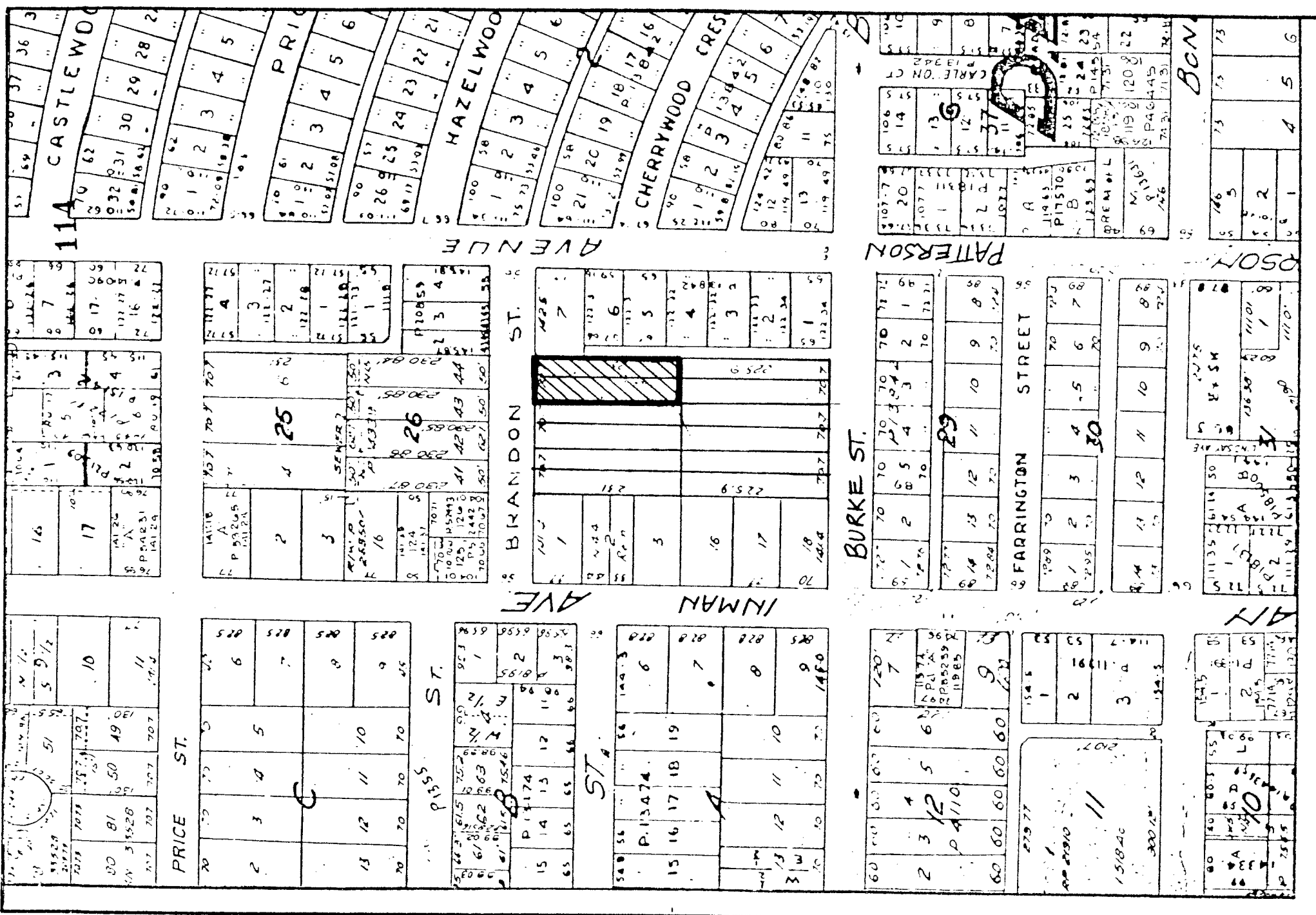


Burnaby Planning Department

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HYPOTHETICAL SUBDIVISION PATTERN
BASED ON CURRENT RS ZONING

SKETCH # 1



Burnaby Planning Department

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Date
1983 AUGUST

Scale
1:2400

Drawn By

HYPOTHETICAL SUBDIVISION PATTERN
BASED ON PROPOSED R9 ZONING

SKETCH #2