

RE: REZONING REFERENCE #26/83
LOT 2 N½, BLOCK 27, D.L. 92, PLAN 1242
6741 COLBORNE AVENUE
(ITEM 4 OF ITEM 30, REPORT NO. 50, 1983 JULY 25)

ITEM	17
MANAGER'S REPORT NO.	52
COUNCIL MEETING	1983 08 22

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1983 AUGUST 16

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #26/83
LOT 2 N 1/2, BLK. 27, D.L. 92, PLAN 1242

FROM: R5 RESIDENTIAL DISTRICT
TO: R9 RESIDENTIAL DISTRICT

ADDRESS: 6741 COLBORNE AVENUE

RECOMMENDATIONS:


1. THAT Council withdraw the subject rezoning application from the 1983 August 23 Public Hearing Agenda and that Amendment Bylaw No. 46, 1983, Bylaw No. 8098 be abandoned.
2. THAT the applicant receive a refund of \$500.00 which covers the portion of the rezoning application fee associated with the Public Hearing.
3. THAT a copy of this report be sent to the applicant, Ms. Helen Ching Hahn Ho, 6741 Colborne Avenue, Burnaby, B.C., V5E 2N7.

REPORT

1. Notwithstanding the negative recommendation of the Planning & Building Inspection Department as outlined in the rezoning report considered on 1983 July 25, Council upon reconsideration of the application on 1983 August 08 determined to advance the subject application to a Public Hearing on 1983 August 23.
2. Upon review of the application, we regret to advise that the 1983 July 25 rezoning report contained an error in that it stated that the subject property possessed sufficient area and width to experience two family development under the prevailing R5 zoning. In fact, the site lacks sufficient area for two family use, and is therefore not eligible for rezoning to the R9 District as it cannot satisfy the minimum lot area regulations of Section 109.3 of the Zoning Bylaw.
3. The subject site presently has a width of 20.13 m (66 ft.), a depth of 30.68 m (100.6 ft.) and an area of 617.6 m² (6639.6 sq. ft.). The applicant has proposed to subdivide the site into two 10.6 m (33 ft.) lots each with an area of 308.8 m² (3319.8 sq. ft.).

Pursuant to the regulations of the R9 District which outlines the eligibility requirements for R9 zoning, there are no small lots in the block front with which the proposed lots (33 ft.) could be compatible. In this case there are no lots in the block front with widths of less than 50 ft. and the majority of these lots are in the 66 ft. range. Furthermore, the subject lot does not presently have sufficient area and width to be developed for a two family dwelling under the prevailing R5 zoning and the proposed resulting lots would be smaller than the required minimum site area of 335 m² (3,600 sq. ft.).

4. In view of the foregoing information, it is necessary to withdraw the subject rezoning application from the 1983 August 23 Public Hearing Agenda, abandon rezoning Amendment Bylaw #46, 1983, Bylaw #8098 and refund the portion of the rezoning application fee associated with the Public Hearing to the applicant.



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

PDS/qt

cc: Municipal Clerk