

RE: REZONING REFERENCE # 38/83  
1570 and 1580 DUTHIE AVENUE

ITEM 7  
MANAGER'S REPORT NO. 63  
COUNCIL MEETING 1983 10 24

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1983 OCTOBER 19

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

RE: REZONING REFERENCE #38/83  
1570 and 1580 DUTHIE AVENUE

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RECOMMENDATION:

1. THAT Council authorize staff to meet with the applicant for Rezoning Reference #38/83 to request that he attempt to include the two properties to the south in his site assembly prior to this application being reconsidered.
2. THAT Council request the applicant to give consideration to withdrawing his current applications for building permits for a single family dwelling and a semi-detached dwelling on the subject properties.

REPORT

On 1983 July 25, Council considered an application for rezoning of 1570 and 1580 Duthie Avenue from R4 Residential District to CD Comprehensive Development District based on the RM1 and Community Plan 7 Guidelines. The Planning & Building Inspection Department did not support this application as it included only a small portion of a site designated for townhouse development under the adopted Community Plan F (see attached report). During consideration of the subject rezoning application by Council, the question of whether the two properties to the south, 1632 and 1636 Duthie Avenue, could be incorporated into the rezoning proposal to result in a more optimal development site was raised. Council tabled the subject rezoning application on the understanding that the Planning & Building Inspection Department would report back on whether the owners of these two properties would be interested in having their properties included in a townhouse development site.

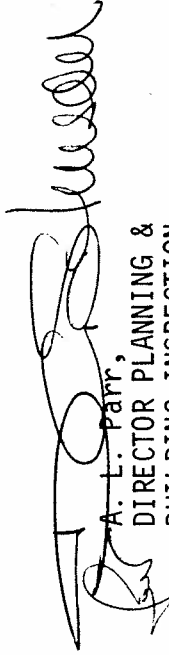
Staff wrote to the owners of these two properties on 1983 August 04 to request this information. A telephone call and subsequently a letter was received from the owner of one of these properties (1632 Duthie Avenue), confirming that she would be willing to have the property included as part of the townhouse development site, provided that a fair price could be negotiated. Not having received

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any reply from the owners of 1636 Duthie by 1983 October 14, staff contacted them by telephone and was verbally informed that they would also be interested in selling their property for townhousing provided a fair price can be negotiated.

In the interim, however, the applicant has applied for building permits for a semi-detached dwelling on 1570 Duthie and a single family dwelling on 1580 Duthie. Development of these dwellings would preclude the development of the subject site for townhousing in accordance with the adopted Community Plan in the foreseeable future, although it appears that, aside from this, townhouse development would likely be feasible at this time or in the very near future. Under the circumstances, it would therefore appear appropriate for staff of the Planning & Building Inspection Department to meet with the applicant to explore the possibility of his incorporating the two lots to the south in his development site, in order to pursue a rezoning proposal for townhousing on a more optimal site assembly which could be supported.

*RR*  
RR:ad  
Att.

  
A. L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING &  
BUILDING INSPECTION DEPT.  
REZONING REFERENCE #38/83  
1983 JULY 25

Item # 15

1.0 GENERAL INFORMATION:

1.1 Applicant:

Mr. Dave Wood,  
1091 Augusta Avenue,  
Burnaby, B.C.,  
V5A 2V5

1.2 Subject:

Application for the rezoning of:

Lot 99 Exc. S. 41 ft., D.L. 135, Pl. 4484;  
Lot 99 S. 41 ft., D.L. 135, Pl. 4484

From: R4 Residential District  
To: CD Comprehensive Development  
District (based on the RMI &  
Community Plan 7 Guidelines).

1.3 Address:

1570 and 1580 Duthie Avenue.

1.4 Location:

The site is located on the east site of  
Duthie Avenue between Halifax and Kitchener  
Street (See attached sketches 1 & 2).

1.5 Size:

The site is rectangular in shape with an area  
of 3449 m<sup>2</sup> (37,125 sq. ft.). It has a  
frontage of 38.1 m<sup>2</sup> (125 ft.) on Duthie  
Avenue and a depth of 90.5 m (297 ft.).

1.6 Services:

All relevant servicing information would be  
obtained from the Director Engineering.

1.7 Rezoning  
Intention:

The applicant has requested rezoning in order  
to develop townhouses.

2.0 SITE OBSERVATIONS:

2.1 Of the two lots comprising the subject site, the northerly one  
is presently occupied by a modest single family dwelling while  
the one to the south is undeveloped. Parts of the site are  
well treed. To the south and east of the site are single  
family dwellings on relatively large lots, while to the north  
are newer single family homes on conventionally sized lots.  
To the west across Duthie Avenue is a single family residen-  
tial area.

3.0 GENERAL COMMENTS:

3.1 The subject site, which has an area of 0.3449 ha (0.8522  
acres), is within an area zoned R4 Residential District, but  
forms part of a site totalling approximately 1.7 ha (4.3 acre)  
and designated for consolidation for a comprehensive townhouse  
development in Community Plan 7 (See attached Sketch 1). The  
required site consolidation for townhouse development was  
established by Council in 1980 May through an amendment to the  
Community Plan, in order to establish a viable development  
site including older homes on larger lots (while excluding the  
newer homes to the north, assembly and redevelopment of which  
would be a longer term option).

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3.2 The Planning & Building Inspection Department cannot support amendment of the adopted Community Plan 7 to permit the spot rezoning and development for townhouses of a small portion of the designated site as proposed by the applicant. The proposed site is too small to accommodate a suitable comprehensive townhouse development which includes common open spaces and play areas. Development of the subject small portion of the designated site in isolation would also leave an awkward shaped, less viable remnant of the designated site for future development.

4.0 RECOMMENDATION:

4.1 THAT the subject rezoning request not be favourably considered by Council.

*ARR*  
RR/g1

Attachments

TELEPHONE: 291-7926

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FR

506 - 4940 CANADA WAY  
BURNABY, B.C. V5G 4K6

## Kaylo Developments Ltd.

July 13, 1983

Mr. Robert Ringer, Planner  
Corporation of the District of Burnaby  
4949 Canada Way  
Burnaby, B. C.  
V5G 1M2

Re: Rezoning for 1570 and 1580 Duthie Street,  
Burnaby, B. C.

Dear Sirs:

It is our intent to rezone the above-noted property from R-4 to  
Comprehensive Development and to comply with Community Plan #7.

If you have any questions, please do not hesitate to contact me  
at 291-7926.

Yours very truly



H. J. Rempel

HJR/ac

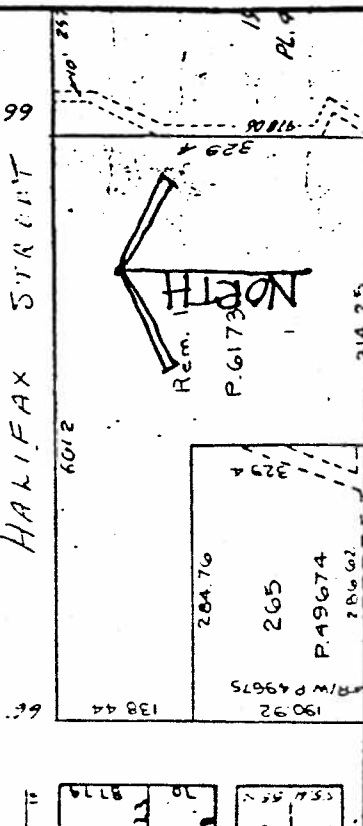
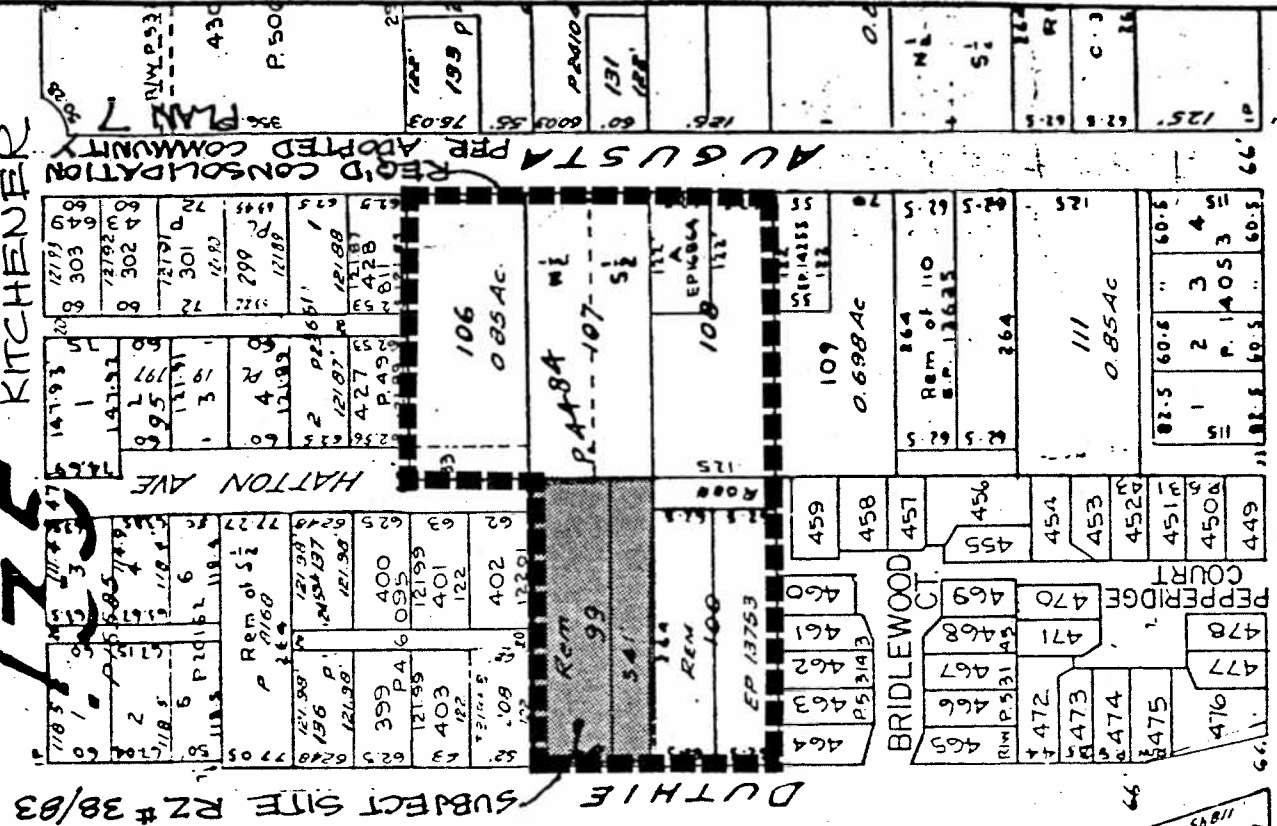
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Burnaby Planning Department

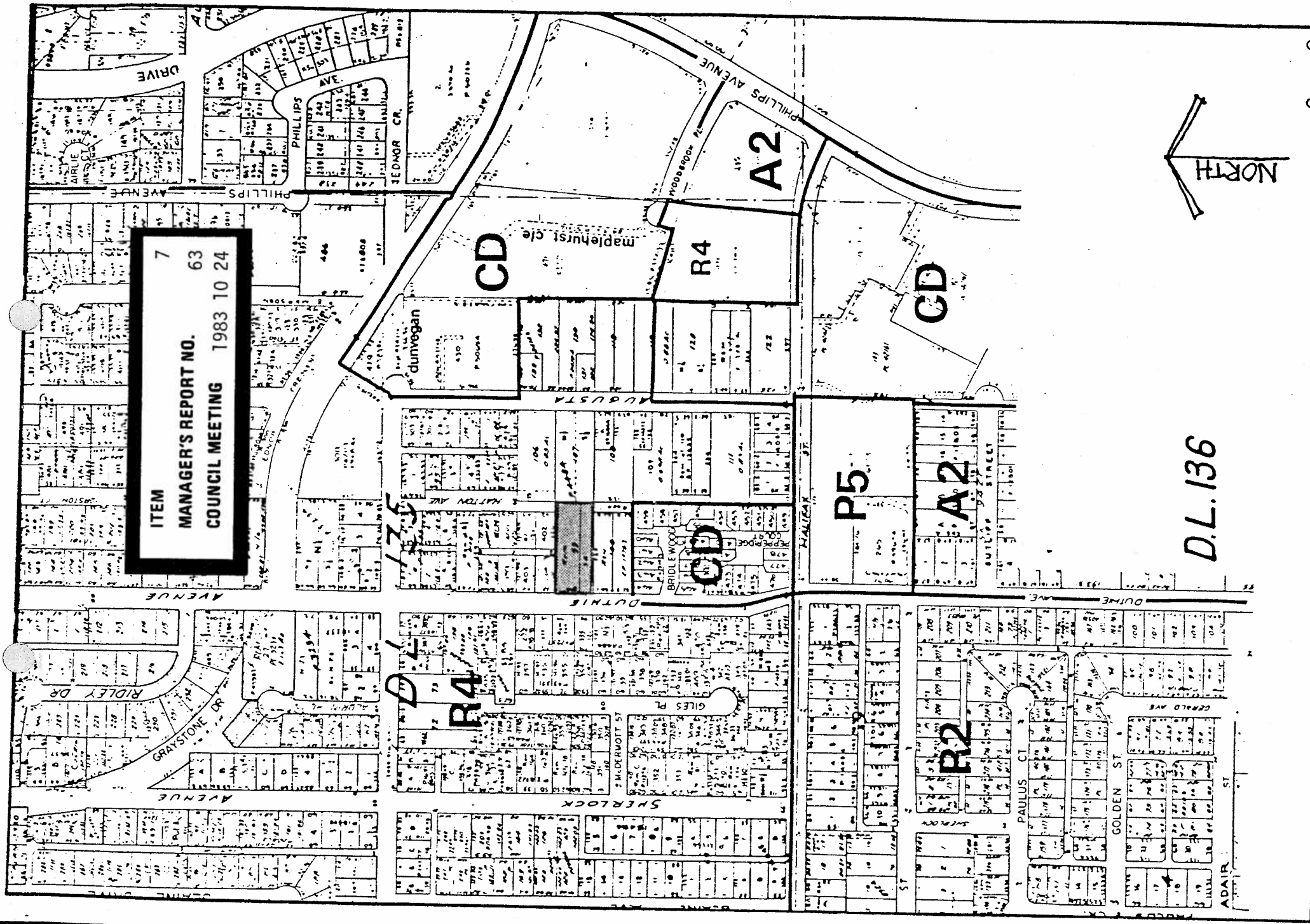
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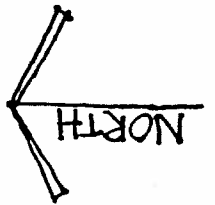
Drawn By

REZONING REFERENCE #38/83

SKETCH 1



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D.L. 136

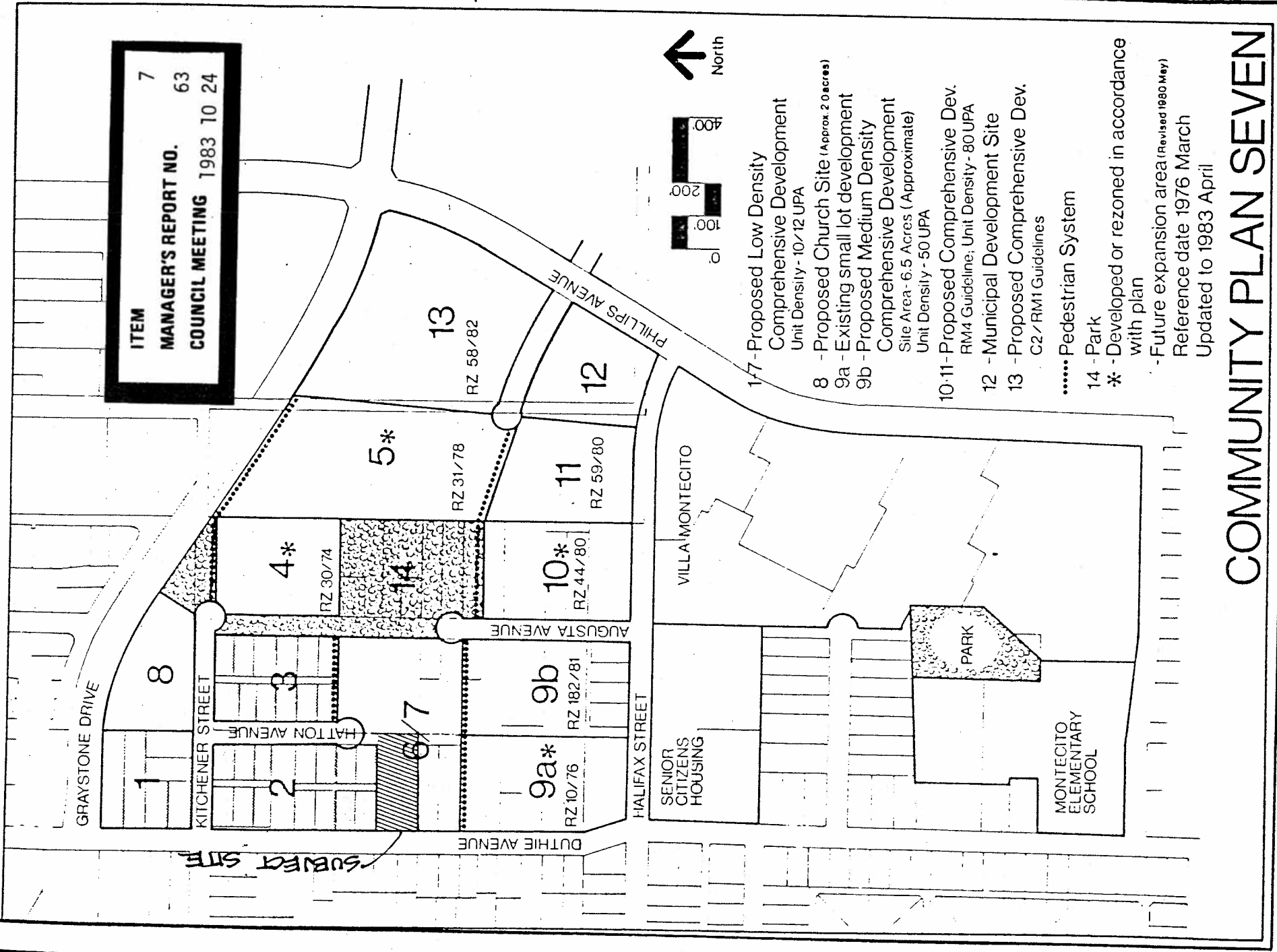


Burnaby Planning Department

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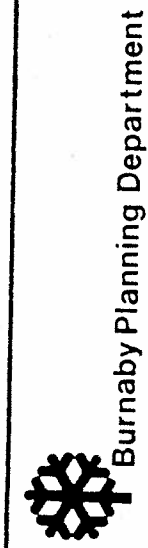
REZONING REFERENCE 117  
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 SKETCH 2

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- 17 - Proposed Low Density Comprehensive Development  
Unit Density - 10/12 UPA
- 8 - Proposed Church Site (Approx. 2.0 acres)
- 9a - Existing small lot development
- 9b - Proposed Medium Density Comprehensive Development  
Site Area - 6.5 Acres (Approximate)  
Unit Density - 50 UPA
- 10-11 - Proposed Comprehensive Dev.  
RM4 Guideline; Unit Density - 80 UPA
- 12 - Municipal Development Site
- 13 - Proposed Comprehensive Dev.  
C2 / RM1 Guidelines
- ..... Pedestrian System
- 14 - Park
- \* - Developed or rezoned in accordance with plan
- Future expansion area (Revised 1980 May)  
Reference date 1976 March  
Updated to 1983 April

# COMMUNITY PLAN SEVEN



Burnaby Planning Department

Date	JULY 1983
Scale	
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## REZONING REFERENCE

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SKETCH 13