

ITEM 2
MANAGER'S REPORT NO. 46
COUNCIL MEETING 1984 07 09

RE: LETTER FROM R. CHIANG, 2533 N. KENT AVENUE, VANCOUVER, B.C., V5S 2H7
REZONING REFERENCE #29/84
LOT 3, BLOCK 13, D.L. 32, PLAN 1667
4825 SARDIS STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1984 JUNE 27

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: Rezoning Reference #29/84
Legal: Lot 3, Blk. 13, D.L. 32, Plan 1667
Address: 4825 Sardis Street

From: R4 Residential District
To: R9 Residential District

RECOMMENDATIONS:

1. THAT Council confirm its original decision to not give favourable consideration to this rezoning request as the additional width referred to does not provide sufficient width for the lot to experience new two family development.
2. THAT a copy of this report be sent to Rudolf Chiang, 2533 N. Kent Avenue, Vancouver, B.C., V5S 2H7.

REPORT

1.0 BACKGROUND INFORMATION:

- 1.1 On 1984 May 22, Council received the report regarding a rezoning request to subdivide the subject property into two lots for the development of two new single family homes (please refer to attached report). On that occasion, Council adopted the recommendation to not give favourable consideration to the rezoning request.
- 1.2 As outlined in the rezoning report, the subject property was described as rectangular in shape with an area of 784.8 m² (8,437.4 sq. ft.), a width of 18.25 m (59.84 ft.) and a depth of 43 m (141 ft.). Although the applicant did not specify the proposed lot widths, it was assumed that two 29.92 ft. lots would be created.
- 1.3 The applicant has subsequently brought it to our attention that the strip map indicated an incorrect lot width for the subject site. We have now been able to confirm that the subject property has a lot width of 66 ft. rather than the 59.84 ft. as originally stated with a resultant area of 846.8 m² (9,306 sq. ft.). The applicant therefore intended to create two 33 ft. lots rather than 29.92 ft. lots.

1.4 In view of this information, it is appropriate to re-examine our original evaluation of the rezoning request.

2.0 GENERAL COMMENTS:

2.1 Council is advised that the original circumstances and conclusions associated with this rezoning request have not changed as a result of this new information. The site does not have sufficient width to qualify for new two family development. As such, the application still falls within the context of Category "B" where the creation of two small lots should essentially result from an "infill" situation where there is clear evidence of existing lots within the block of a similar size and shape in which case subdivision must maintain the prevailing residential character of the immediate neighbourhood.

2.2 The Planning & Building Inspection Department maintains that support should not be given to the subject rezoning request. The subdivision of the site into two 33 ft. lots is inconsistent with the predominant development pattern within the immediate neighbourhood where the majority of lots possess widths in excess of 59 ft. The Planning and Building Inspection Department acknowledges the existence of the three 33 ft. lots within the block front but submits that this minimum number does not provide clear evidence of small lot development as reflected in the intent of the R9 District. As such, approval of this rezoning would be incompatible with the prevailing character of the immediate neighbourhood and would set an unwarranted precedent for further rezoning requests of this type.

2.3 It is therefore recommended that Council confirm its original decision to not give favourable consideration to this rezoning request.



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

PDS/mdw

Attachments.

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING &
BUILDING INSPECTION DEPT.
REZONING REFERENCE #29/84
1984 MAY 22

Item #10

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Rudolf Chiang,
2533 N. Kent Avenue,
Vancouver, B.C.,
V5S 2H7
- 1.2 Subject: Application for the rezoning of:

Lot 3, Blk. 13, D.L. 32, Plan 1667
- From: R4 Residential District
To: R9 Residential District
- 4825 Sardis Street
- 1.3 Address: 4825 Sardis Street
- 1.4 Location: The subject site is located on the north side of Sardis Street between Nelson Avenue and Sussex Avenue (refer to attached sketches 1 & 2).
- 1.5 Size: The site is rectangular in shape with an area of 784.8 m (8437.4 sq. ft.), a width of 18.25 m (59.84 ft.) and a depth of 43 m (141 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 subdivide the site into two lots in order to construct two new single family dwellings.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

- 2.1 The subject site is presently occupied by a single family dwelling. Single family dwellings are located to the north fronting Buxton Street and to the east and west fronting Sardis Street. A two-family dwelling is located to the south across Sardis Street. Vehicular access is available from Sardis Street which is constructed to a full standard and from a rear lane.
- 2.2 The block front in which the site is located, on the north side of Sardis Street between Sussex Avenue and Nelson Avenue contains a total of 14 single family dwellings. Three of these lots are 33 ft. in width, one 39 ft. one 41 ft. with the remainder in the 51 to 66 ft. range. The opposite block front to the south across Sardis Street contains a total of 10 lots ranging between 60 and 64 ft. in width of which three are occupied by two-family dwellings. The block in which the site is located, bounded by Buxton Street, Sardis Street, Nelson Avenue, and Sussex Street contains a total of 28 lots of which one is occupied by a two-family dwelling and three 33 ft. lots. The area is considered to be predominantly single family in nature with only minor evidence of small lot development.

3.0 GENERAL COMMENTS:

3.1 The applicant has requested rezoning in order to subdivide the site into two lots for the development of two new single family homes. Although the applicant has not specified the specific lot width, it is expected that two 29.92 ft. lots will be pursued if supported by Council.

3.2 The site is located within the southerly portion of an R4 zoned area and cannot be considered within the context of Category "C" as referenced in the R9 Introductory Report since the site does not possess sufficient site area and width to comply with the R4 regulations and cannot be developed for a two-family dwelling under the prevailing zoning. More specifically, the minimum lot width required to comply with the R9 regulations where a site is presently zoned R4 is 36.09 ft. This application must therefore be considered within the context of Category "B" where the creation of two small lots should essentially result from an "infill" situation where there is clear evidence of existing lots within the block of a similar size and shape. As such rezoning and subdivision must maintain the existing residential character of the immediate neighbourhood.

3.3 In view of the foregoing information, the Planning & Building Inspection Department cannot support the subject rezoning request. The subdivision of the site into two 29.92 ft. lots is inconsistent with the predominant development pattern within the immediate neighbourhood where the majority of lots possess widths in excess of 59 ft. The Planning & Building Inspection Department acknowledges the existence of the three 33 ft. lots within the block front but submits that this minimum number does not provide clear evidence of small lot development as reflected in the intent of the R9 District. As such, approval of this rezoning would be incompatible with the prevailing character of the immediate neighbourhood and would set an unwarranted precedent for further rezoning requests of this type.

3.4 For information, the following requests for rezoning to the R9 category have been considered within the vicinity (see sketch #1):

<u>Rezoning No.</u>	<u>Address</u>	<u>Disposition</u>	<u>Item #</u>
RZ#168/81	4725 Sardis Street	F.A. - 82 05 10 Two new homes.	1
RZ#19/82	4689 Bond Street	F.A. - 83 04 11 No new construction.	2

4.0 RECOMMENDATION:

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

APL
PDS/g1
Attachments

RZ # 29/82

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Mr. J. Hudson,
Municipal Clerk,
Corporation of Burnaby

R. Chiang,
5533 N. Kent Ave
Van BC
V5S 2H7
April 18, 1984

Re: Application for Rezoning - Letter of Intent
4825 Sardis St.

I hereby respectfully submit my application to re-zone my property at 4825 Sardis St., from one R4 single family to two R9 Single family Dwellings.

Your cooperation in referring my submission to the honorable council members at their next meeting will be most appreciated.

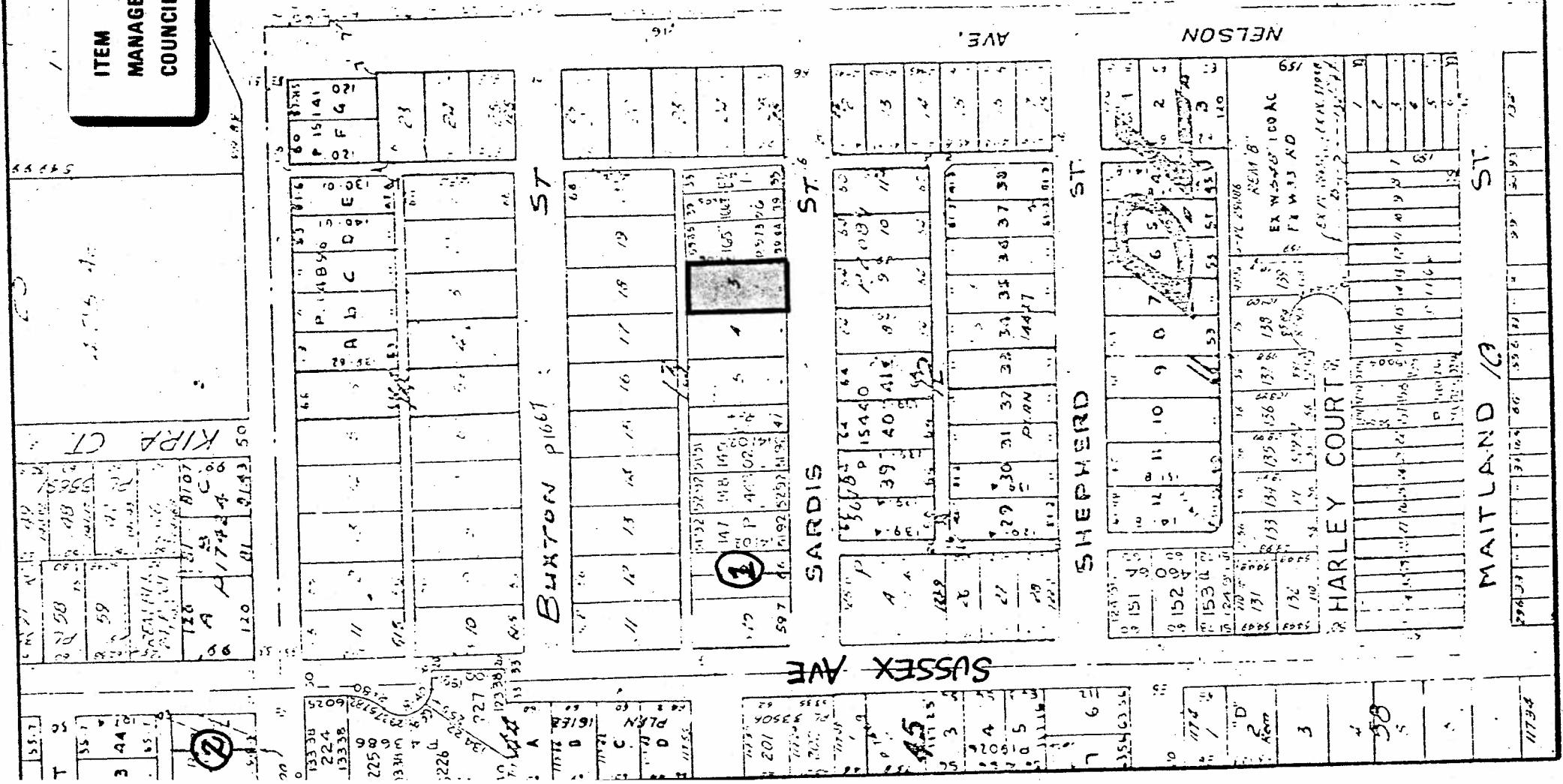
A cheque for the amount of \$615.00 as application fee is also enclosed.

The existing dwelling will be demolished to make way for two new dwellings.

Yours truly
Rudy Chiang

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Date

1984 MAY

Scale

1 : 2400

Drawn By



Burnaby Planning Department

REZONING REFERENCE # 29/84

① RZ # 168/81

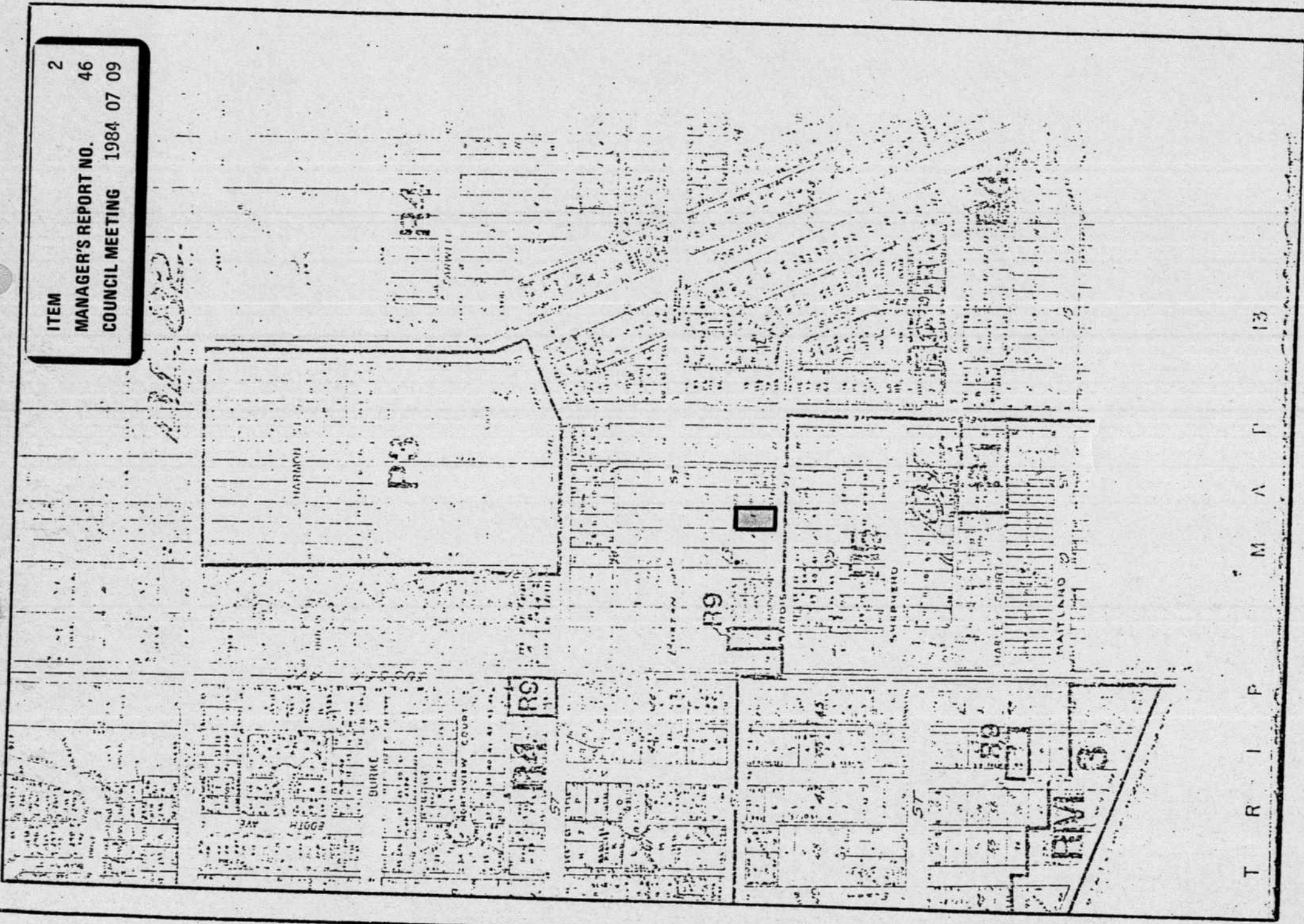
② RZ # 19/82

Subject lot

sketch #1

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T R I P M A P 13

Date

1984 MAY

Scale

1 : 4800

Drawn By



Burnaby Planning Department

REZONING REFERENCE # 29/84

- ① RZ # 168/81
- ② RZ # 19/82



subject lot



L11

sketch #2

