

RE: REZONING REFERENCE NO. 88/85
200 S. ELLESMERE AVENUE

ITEM	15
MANAGER'S REPORT NO.	78
COUNCIL MEETING	85/12/16

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1985 DECEMBER 11

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #88/85
200 S. Ellesmere Avenue
Blk. 78, D.L. 127, Plan 4953

From: R4 Residential District
To: R9 Residential District

Applicant: Mrs. Mary Jane Moran
#1503 - 4165 Maywood Street
Burnaby, B.C. V5H 4E3

RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1986 January 06 and to a Public Hearing on 1986 January 28 at 19:30 h, and that the following be established as prerequisite sites to completion of the rezoning:
 - a) The satisfaction of all necessary subdivision requirements.
 - b) The submission of a \$933.00 per unit Neighbourhood Parkland Acquisition Charge.
 - c) The submission of a surveyor's plot plan prior to Third Reading to confirm that any structures on the site are in conformance with the regulations of the R9 zoning category in relation to the proposed new lots. Any removal or relocation work must be completed prior to Final Adoption but should not be undertaken prior to Third Reading of the Bylaw.

REPORT

BACKGROUND:

On 1985 November 18 (Manager's Report Item 08, Sub-Item 18) Council adopted the recommendation to forward the above rezoning for First Reading on 1985 November 25 and to a Public Hearing on 1985 December 17. A copy of the aforementioned report is attached for information.

Subsequently, on 1985 November 25, Council was advised that the applicant, Carol Pan (agent for the owner), had requested that the application be withdrawn and therefore consideration for First Reading was not necessary.

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CURRENT SITUATION: ... 159

The owner, Mrs. Mary Jane Moran, has released the agent and would now like to reactivate the rezoning on her own behalf.

This Department advises that the evaluation previously forwarded remains unchanged, in that favorable consideration is being recommended due to the existence of small lots on the west side of Ellesmere and the two-family dwelling potential of the subject site.

Since the requested zoning change has not been denied for this project, it is in order to resubmit the application for Council's consideration to forward to First Reading on 1986 January 06 and to a Public Hearing on 1986 January 28.



A. L. PARR,
DIRECTOR PLANNING &
BUILDING INSPECTION

CM:ad
Att.
cc: Municipal Clerk

THE CORPORATION OF THE DISTRICT OF BUR

PLANNING &
BUILDING INSPECTION DEPT.
REZONING REFERENCE #88/85
1985 NOVEMBER 18

Item # 18

1.0 GENERAL INFORMATION

- 1.1 Applicant: Carol Pan
1561 Granada Crescent
VICTORIA, B.C. V8N 2B8
- 1.2 Subject: Application for the rezoning of -
Block 78, D.L. 127, Plan 4953
- From: R4 Residential District
To: R9 Residential District
- 1.3 Address: 200 S. Ellesmere Avenue
- 1.4 Location: The subject site is located on the south-east corner of Pandora Street and Ellesmere Avenue (refer to attached sketch).
- 1.5 Size: The site is irregular in shape with an area of approximately 1,114.8 m² (12,000 sq.ft.), frontages of 40.23 m (132 ft.) on Pandora, 51.39 m (168.6 ft.) on Capitol Drive, and 39.9 m (131 ft.) on Ellesmere.
- 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 enable subdivision of the site into two lots for single-family dwelling development.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is presently occupied by an older single-family dwelling in fair condition. To the north and west are also single-family dwellings with apartment development to the south and east. Vehicle access is available via Pandora, Ellesmere and Capitol.
- 2.2 The block front in which the site is located, on the east side of Ellesmere between Pandora and Capitol, contains only the subject property which is triangular in shape. The opposite block front on the west side of Ellesmere contains five single-family dwellings on lots with widths between 38 feet and 66 feet. The immediate vicinity can be characterized, therefore, as single-family with a mixture of lot widths on the opposite block front.

3.0 GENERAL COMMENTS

3.1 The applicant has requested rezoning in order to subdivide the site into two lots, retain the existing dwelling if possible and create one lot for new single-family development.

It should be noted that a specific lot size has not yet been determined due to the unusual configuration of the site and without benefit of a plot plan showing the existing dwelling. However, upon a cursory examination, we would support creation of two lots which are oriented to Ellesmere and which are no less than 38 feet wide, to be consistent with the pattern on the opposite block front. The lot has more than adequate square footage and width to enable a suitable pattern to be established during the course of the subdivision.

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 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 two-family development potential of the subject site under the prevailing R4 zoning and the existence of some smaller lots on the west side of Ellesmere, this Department would recommend that this request be favourably considered. Due to the size of the site, a suitable subdivision could be created which would be compatible with the adjacent properties.

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

Rezoning	Address	Disposition	Item #
#73/80	201 S. Ellesmere	Final Adoption 2 new houses built	(1)
#30/82	240 S. Howard	Final Adoption 2 new houses built	(2)

4.0 RECOMMENDATION

4.1 THAT a rezoning bylaw be prepared and advanced to First Reading on 1985 November 25, and to a Public Hearing on 1985 December 17 at 19:30 h, and that the following be established as prerequisites to completion of the rezoning:

- The satisfaction of all necessary subdivision requirements.
- The submission of a \$933.00 per unit Neighbourhood Parkland Acquisition Charge.
- The submission of a surveyor's plot plan prior to Third Reading to confirm that any structures on the site are in conformance with the regulations of the R9 zoning category in relation to the proposed new lots. Any removal or relocation work must be completed prior to Final Adoption but should not be undertaken prior to Third Reading of the Bylaw.

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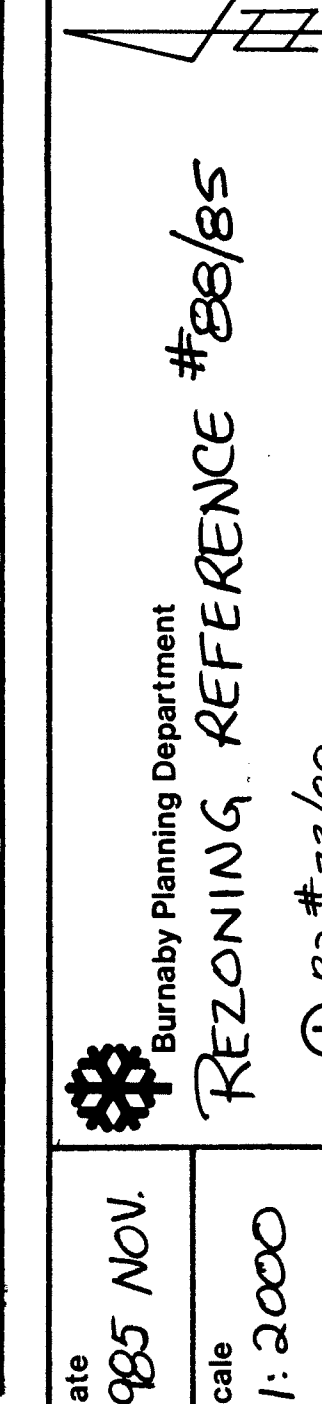
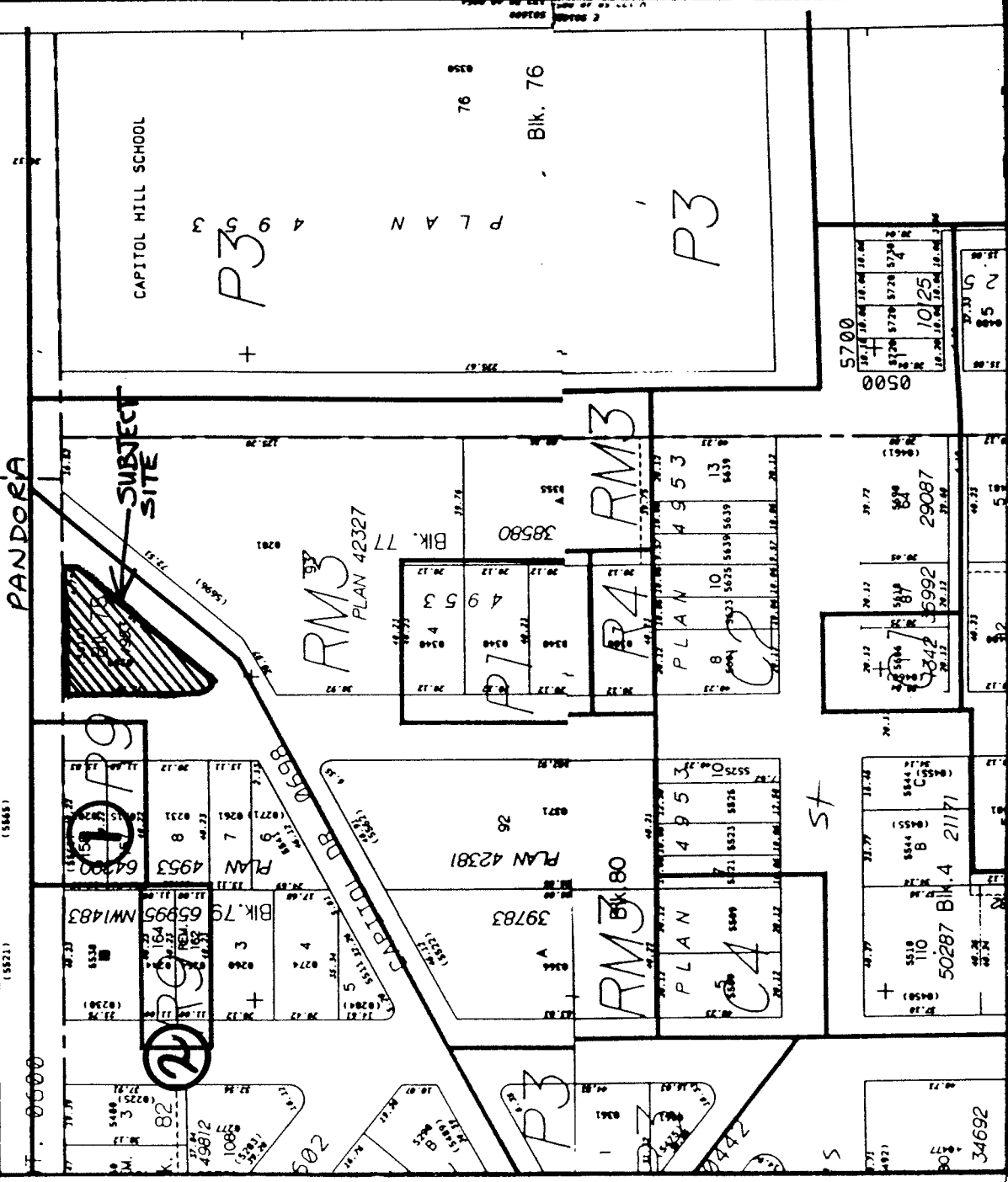
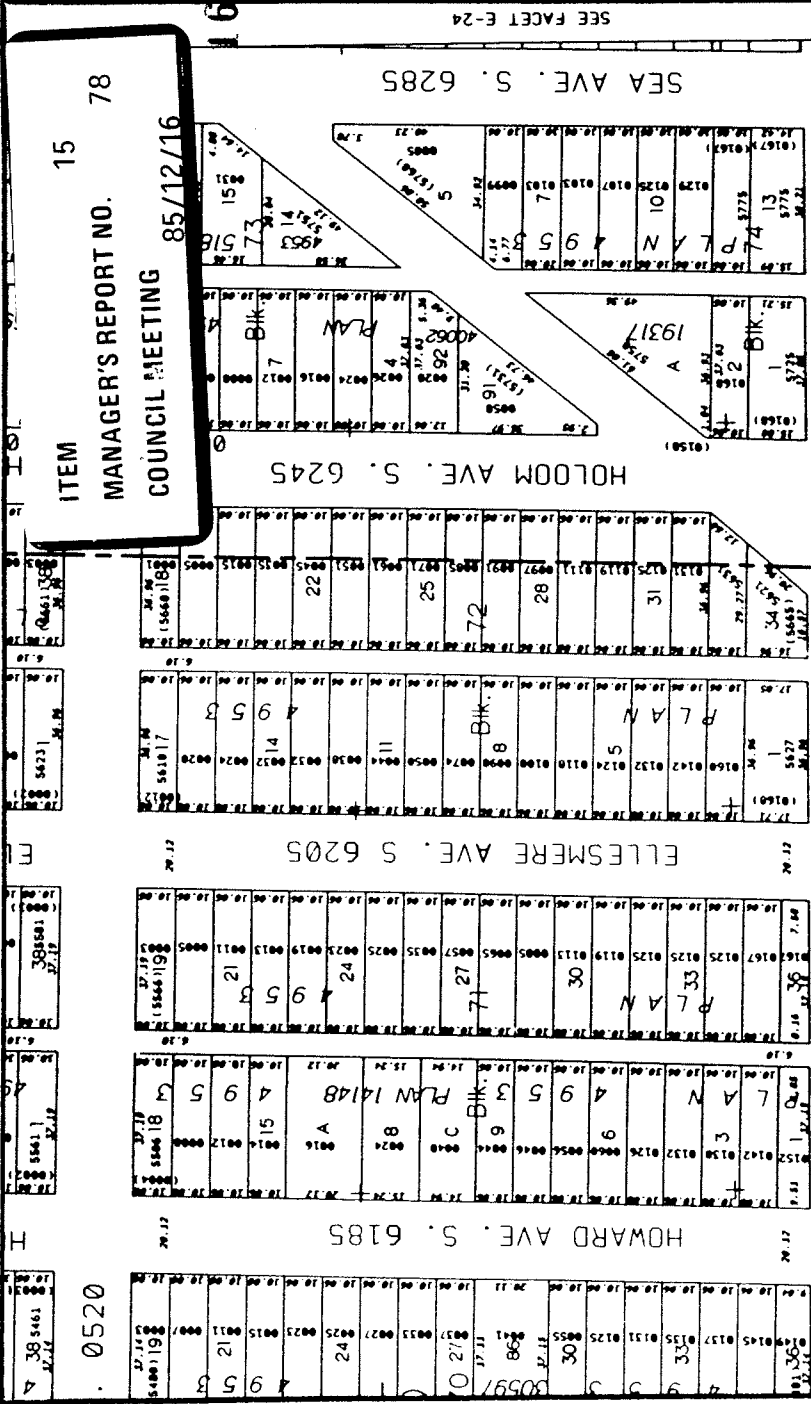
RZ # 88/85

OUT 31/85.

SURNABY CITY HALL

THE INTENTION ~~OF~~ TO SEEK REZONING FROM R4 TO R1
IN ORDER TO SUBDIVIDE THE PROPERTY. ~~WE~~ WOULD LIKE
THE EXISTING HOUSE TO REMAIN. BUT WILL DEMONSTRATE
IT IF REQUIRED.

M. J. Moran.



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0520

Date

1985 NOV.

Scale

1:2000

Drawn By



Burnaby Planning Department

REZONING REFERENCE #88/85

- ① R2 # 73/80
- ② R2 # 30/82

