

ITEM 10
MANAGER'S REPORT NO. 66
COUNCIL MEETING 85/10/21

RE: STATUS ON REZONING REFERENCE NO. 114/81
7607 ELWELL STREET
X-REFERENCE SUBDIVISION NO. 67/81

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1985 OCTOBER 16

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

RE: REZONING REFERENCE #114/81
7607 ELWELL STREET
X-REFERENCE SUBDIVISION #67/81

RECOMMENDATION:

1. THAT this report be received for information.

REPORT

Municipal Council, on 1985 October 15, requested a report on the status of the rezoning application at 7607 Elwell Street (see Sketch #1 attached).

The initial report recommending in favor of the rezoning was adopted by Council on 1981 October 13, subject to the following conditions:

- a) The satisfaction of all necessary subdivision requirements.
- b) A Neighbourhood Parkland Acquisition Charge is applicable to this subdivision. It is the intent of the Municipal Council that the current charge of \$521.00 per unit be increased to \$933.00 per unit upon adoption of the amending bylaw."

It was stated in the report that the applicant had requested rezoning in order to subdivide the site into two lots for the construction of two new single-family homes or, alternatively, retain the existing single-family home on one lot and construct a new single-family home on the other lot.

The rezoning request was forwarded to a Public Hearing on 1981 November 17. At that time, opposition was voiced by three residents on Moelani Place who felt the proposal was not in keeping with the existing neighbourhood. The owner addressed the members of Council and advised that his intention was to construct the houses to front on to Elwell Street. Second Reading was granted on 1981 November 23.

ITEM 10
MANAGER'S REPORT NO. 66
COUNCIL MEETING 85/10/21

Subsequently, a review of the subdivision was undertaken in order to circulate to the various departments for comment. Upon examination of the lot configuration, it was determined that two new lots could not be created with orientation to Elwell Street since the depth for each lot would only be 70 ft. which is considered insufficient for development purposes. The proposal was, therefore, circulated with the new lots fronting Noelani Place, which created an average depth of 100 ft.

Tentative approval to the subdivision was originally granted on 1982 February 26 with the most recent updated extension of that approval being given on 1985 September 17. The owner has been working actively towards completing the conditions governing final approval since the last extension. The survey plans have been submitted which indicate proposed lot 1 to have a width of 11.397 m (37.4 ft.) and Lot 2 to be 9.95 m (32.64 ft.) in width, as more particularly shown on the attached copy of the plan (see Sketch #2).

One of the conditions governing final subdivision approval is the relocation of the existing house (which the owner wishes to retain) to conform with the future R9 lot boundaries. In this regard, since relocation must occur prior to final rezoning approval (but not prior to Third Reading) it is necessary that such applications be forwarded to the Board of Variance to relax provisions of the current R5 zoning to enable placement of the dwelling in accordance with the proposed R9 regulations. The Board dealt with this request on 1985 October 03 which would realize relocation of the existing dwelling onto proposed Lot 1. Approval was granted to the relaxation of the north side yard to reflect R9 zoning requirements. A request was also made by the owner to relax the R9 rear yard setback of 24.61 ft. to 22 ft. 8 in. to accommodate the existing sundeck, however, this portion of his request was denied as the minimum rear yard setback should be maintained.

Third Reading to this rezoning was given on 1985 September 23. Upon completion of the remaining conditions of subdivision, the proposal would be forwarded for Council's reconsideration for final rezoning approval.

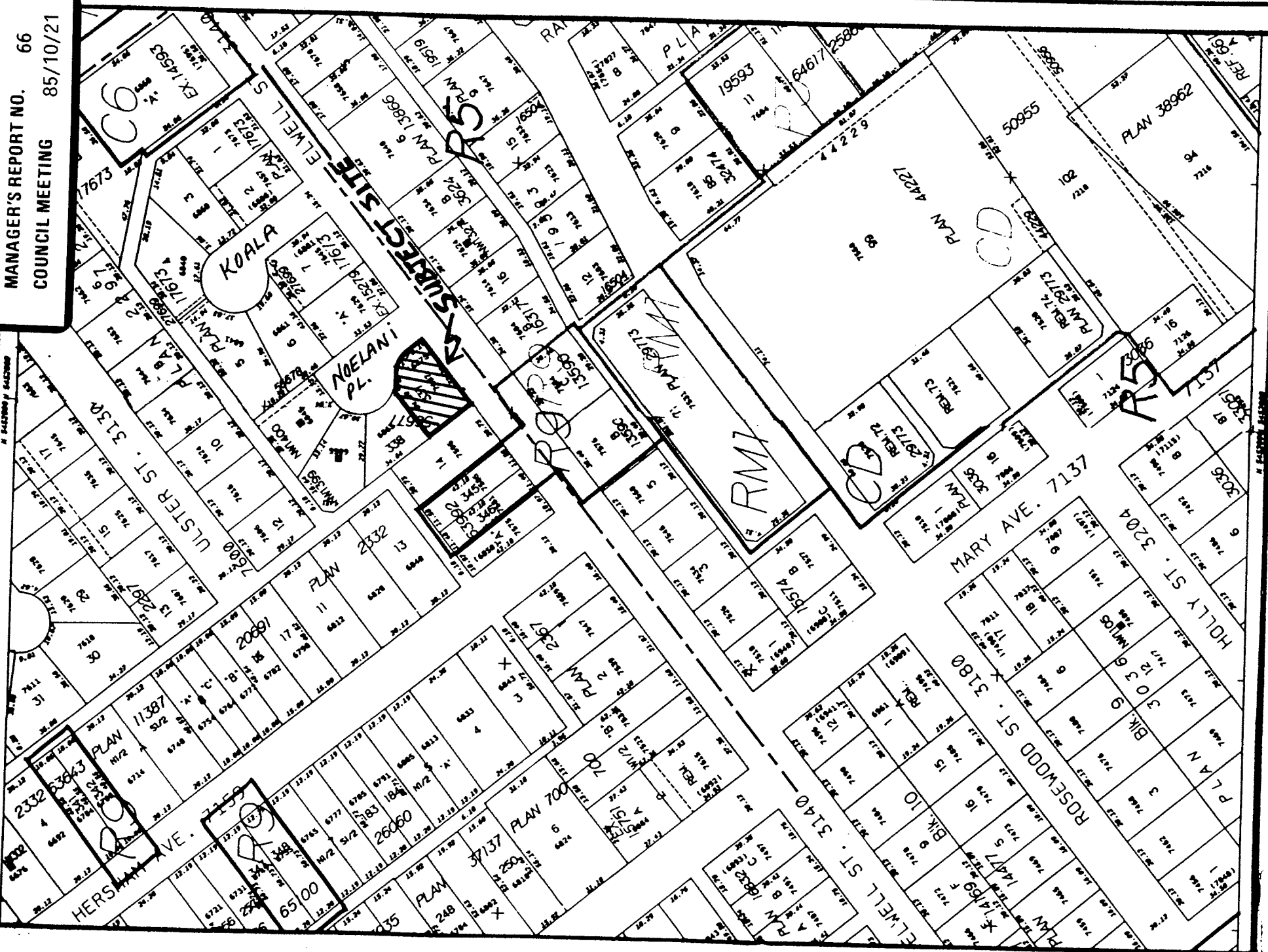
This is for the information of Council.



A. L. PARR,
DIRECTOR PLANNING &
BUILDING INSPECTION

CM:ad
Atts.

ITEM 10
MANAGER'S REPORT NO. 66
COUNCIL MEETING 85/10/21



Burnaby Planning Department

Date 1985 OCTOBER

Scale 1:2000

Drawn By

REZONING REFERENCE # 114/81

X-REF. S.D. REF. # 67/81

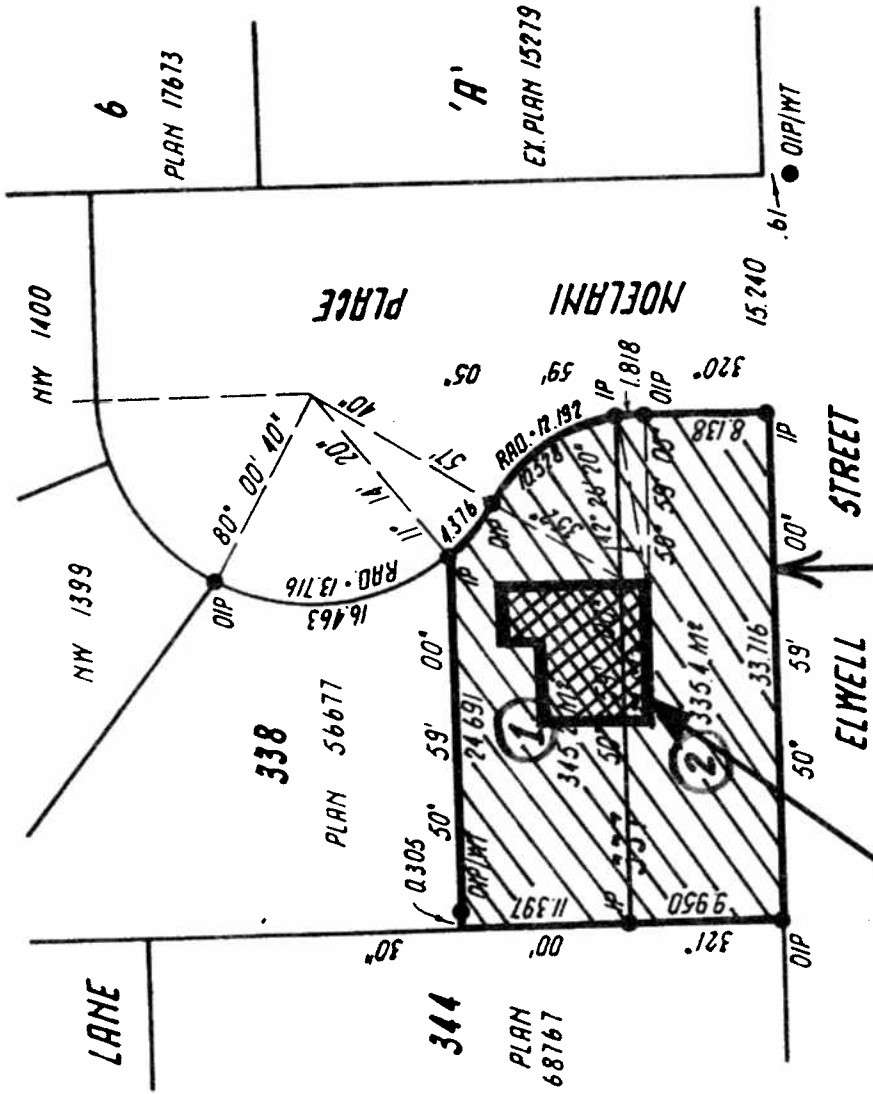
7607 ELWELL STREET

SKETCH #1

TRICT LOT 91,

ITEM 10
MANAGER'S REPORT NO. 66
COUNCIL MEETING 85/10/21

146



APPROXIMATE
LOCATION OF
EXISTING
DWELLINGS

SUBJECT SITE
(PROPOSED LOTS)

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

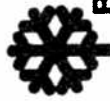
Date

1985 Oct.

Scale

1:500

Drawn By



Burnaby Planning Department

7607 ELWELL STREET

R. Z. REF. # 114/81

S. D. REF. # 67/81

SKETCH #2