

ITEM 7
MANAGER'S REPORT NO. 27
COUNCIL MEETING 86/04/21

RE: LETTER FROM LEIGH & DIANE RYAN, 8175 WEDGEWOOD STREET
BURNABY, B. C. V4N 4K8
SUBDIVISION REFERENCE #3/86
8696 ARMSTRONG AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

THAT the recommendation of the Approving Officer be adopted.

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TO: MUNICIPAL MANAGER 1986 APRIL 16
FROM: APPROVING OFFICER
SUBJECT: SUBDIVISION REFERENCE #3/86
LOT 24, BLK. 6, D.L. 13, PLAN 3046
8696 ARMSTRONG AVENUE

RECOMMENDATION:

1. THAT a copy of this report be forwarded to Leigh and Diane Ryan, 8175 Wedgewood Street, Burnaby, B.C. V4N 4K8

REPORT

Appearing at this Council meeting, is a delegation by Leigh and Diane Ryan with respect to a subdivision application at 8696 Armstrong Avenue.

BACKGROUND

A subdivision application was submitted on 1986 January 17 by Arlene Poulton, agent for the owners of the above property. Upon review of the request, a letter, dated 1986 February 06, advising that support could not be given to the creation of two 41.4 ft. lots fronting Armstrong Avenue due to insufficient width under the prevailing R3 category, or to creating a shallow (82.8 ft.) lot fronting Langley Street, was sent to Mrs. Poulton, as more particularly outlined in Attachment #1.

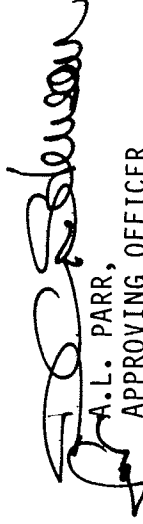
Subsequently, a prospective purchaser, Diane Ryan, requested that a review of our position be undertaken. Upon this further examination, a letter dated 1986 April 03 re-confirming our previously stated position was sent to Diane Ryan (see Attachment #2).

GENERAL COMMENTS

To assist Council, it must be pointed out that the letter and sketch submitted by the delegation contain a number of inaccuracies, most of which do not ultimately affect the matter that is at issue. However, to clarify a statement contained in the letter with respect to adjacent lot sizes, please refer to Attachment #3.

With reference to point #5 in Mrs. Ryan's letter, the lack of sufficient depth for development purposes is the reason that subdivision approval has not been granted, consistent with the current practice of ensuring minimum depths of 90 feet in instances such as this. However, as outlined in the 1986 April 03 letter, the subject of lot depths has been included in the departmental work program, to determine what the effect of amending the practice would be, on a Municipal-wide basis. Due to other departmental priorities, a review of this nature is not expected to be completed within the next six months.

This is for the information of Council.


A.L. PARR,
APPROVING OFFICER

CS:ad
Atts.

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1986 February 06

Arlene Poulton,
Block Bros. Realty Ltd.,
6550 East Hastings Street,
Burnaby, B.C.
V5B 1S2

Dear Madam:

Re: Subdivision Reference #3/86
Lot 24, Blk. 6, D.L. 13, Plan 3046

This will advise that we have reviewed your application to subdivide the above property and would advise as follows.

The zoning of the lot is R3 Residential which allows for the development of single-family dwellings. The regulations of the R3 category as contained in the Burnaby Zoning Bylaw 1965 require that each new lot created shall have an area of not less than 560 m² (6,027.99 sq. ft.) and a width of not less than 15.0 m (49.21 ft.). While it appears that the minimum area could be achieved, the creation of two lots fronting Armstrong Avenue, each with a width of 12.63 m (41.4 ft.) cannot be supported since they would be substantially substandard according to the above regulations. Further, there is no evidence of similar lot widths in the vicinity to warrant re-evaluation of such a proposal.

We also looked at the possibility of creating two lots fronting Langley Street. However, the shallow depth (82.8 ft.) which would result is not considered suitable for development purposes and we would not, therefore, support this alternative.

We trust this adequately outlines our position in this matter. Should you require further information or clarification, do not hesitate to contact Mrs. Colleen Stewart of this Department.

Yours truly,


A. L. Parr,
APPROVING OFFICER

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CS:ad

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ATTACHMENT # 1

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1986 April 03

Ms. Diane Ryan,
8175 Wedgewood Street,
Burnaby, B.C.
V3H 4K8

Dear Ms. Ryan:


Re: Subdivision Reference #3/86
Lot 24, Blk. 6, D.L. 13, Plan 3046
3696 Armstrong Avenue

As requested, we have reviewed the proposal to subdivide the above property and would advise you that our position remains as stated in our letter dated 1986 February 06, addressed to Arlene Poulton of Block Bros. Realty Ltd., a copy of which is attached for your information.

For your information, we have added the general subject of a Municipal wide review of lot depth standards to our departmental work program for future consideration. Due to our current work priorities, such a study will not be undertaken for a considerable time.

We trust this adequately outlines our position in this matter.

Yours truly,


A. L. Parr,
APPROVING OFFICER

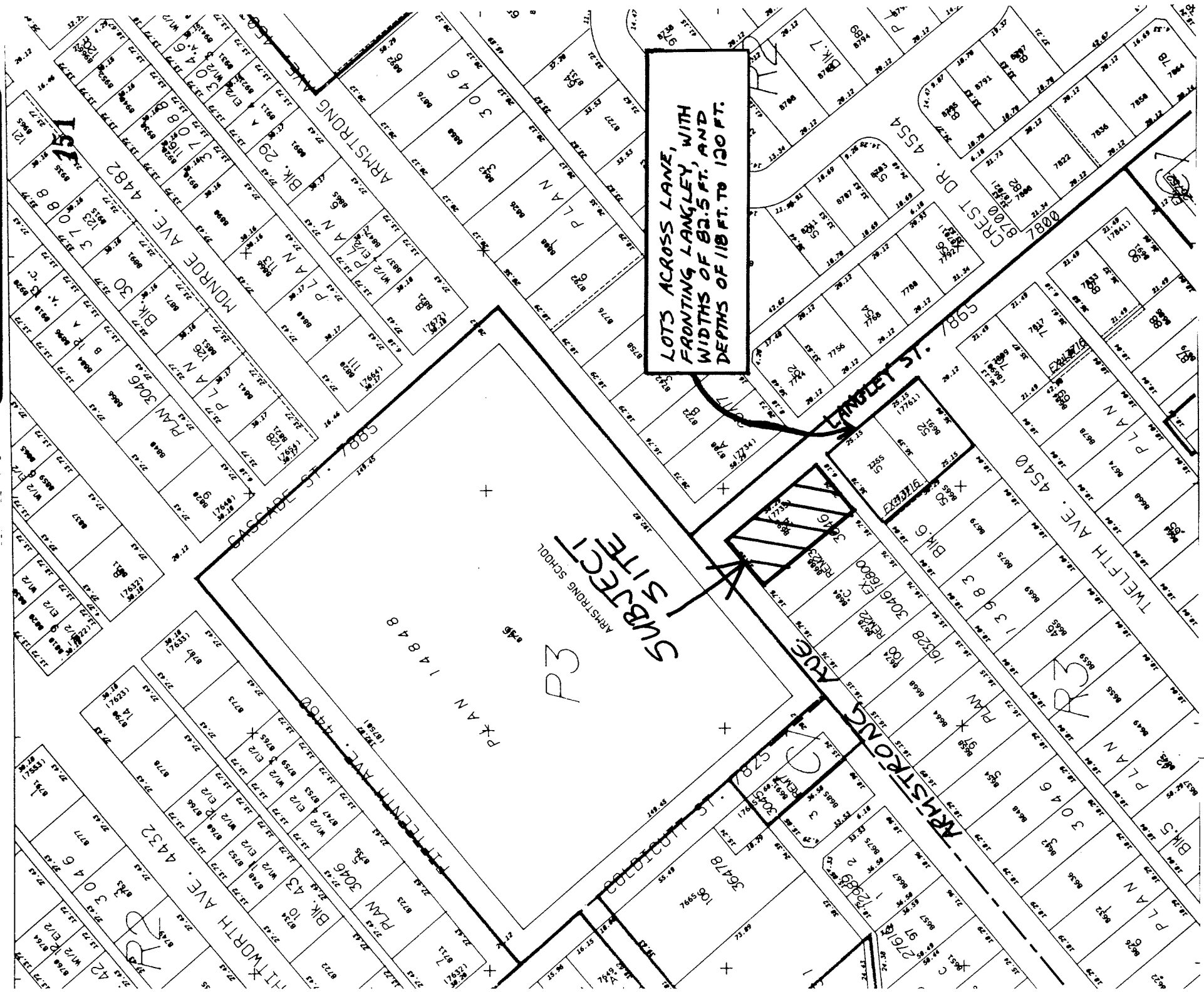
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ATTACHMENT # 2

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ATTACHMENT #3