

ITEM 11
MANAGER'S REPORT NO. 46
COUNCIL MEETING 86/08/05

RE: LETTER FROM MR. CLIFFORD BROWN, 8708 ARMSTRONG AVENUE, BURNABY, B.C., V3N 2H7
SUBDIVISION REFERENCE NO. 3/86, LOT 24, BLK 6, D.L. 13, PLAN 3046
8696 ARMSTRONG AVENUE

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Approving Officer be adopted.

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TO: MUNICIPAL MANAGER 1986 JULY 30
FROM: APPROVING OFFICER
SUBJECT: SUBDIVISION REFERENCE #3/86
LOT 24, BLOCK 6, D.L. 13, PLAN 3046
8696 ARMSTRONG AVENUE

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RECOMMENDATION

1. THAT a copy of this report be forwarded to Mr. Clifford Brown, 8708 Armstrong Avenue, Burnaby, B.C. V3N 2H7.

REPORT

Appearing on this agenda is a delegation request by Mr. Clifford Brown on behalf of adjacent property owners regarding subdivision of the property at 8696 Armstrong Avenue (see attached sketch).

Council will recall that on 1986 April 21 (Item 7, Manager's Report No. 27) a delegation was received by Leigh and Diane Ryan who were proposing to purchase the property and subdivide the site which would create a depth for the new undeveloped lot of 82.88 ft. which was inconsistent with the practice of ensuring a minimum depth of 90 ft. in instances such as this. However, it was advised that a departmental review was to be initiated to determine the effect of amending the aforementioned practice on a municipal-wide basis.

Arising out of discussion on this subject, Council adopted the following motion:

"THAT the Approving Officer and the subdivision applicants be requested to meet and consider their respective positions."

Subsequently, discussions were initiated with Mr. and Mrs. Ryan and a decision to implement a review of lot depth standards related to existing residential lots was advanced.

The review resulted in the development of the following criteria to be considered in instances of this nature:

- the proposed lots must comply with the minimum lot area requirements, and have the required road access and services available according to normal subdivision procedures.
- consideration would be given to the subdivision of an existing lot of record into two lots.
- there should be no valid objections to the proposed exception from the adjacent property owners.

PLANNING & BUILDING INSPECTION DEPARTMENT
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- the proposal should permit a reasonable building envelope without requiring a reduction of standard setbacks.
- it should be possible to locate a new dwelling within the building envelope of the unsubdivided property while at the same time recognizing the setbacks required from the new property lines.
- the proposed exception should not result in a lot arrangement which detrimentally affects existing adjacent dwellings by obstructing views or creating adverse environmental impacts.

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Upon reviewing the subject subdivision in relation to the above criteria, it was determined that the application could be circulated and that a building envelope could be created to permit the construction of a two-storey dwelling of approximately 2,000 sq.ft. per floor. We have now received all departmental comments and are prepared to issue tentative approval unless Council requires any further information in this regard.

CS/nb
att.



A. L. Parr
APPROVING OFFICER

