

ITEM
MANAGER'S REPORT NO. 11
COUNCIL MEETING 88/12/12 77

RE: LETTER FROM MR. JAMES ERHARDT WHICH APPEARED ON THE AGENDA FOR THE NOVEMBER 28TH
MEETING OF COUNCIL (Item 3 K)
REZONING NELSON PROPERTIES

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 DECEMBER 07

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: CORRESPONDENCE FROM J. ERHARDT
PROPOSED REZONING OF 5748, 5712,
5694 AND 5672 NELSON AVENUE

PURPOSE: To respond to the correspondence addressed to
Council from Mr. J. Erhardt regarding the
possible rezoning of the subject properties.

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. J. Erhardt, c/o Re/Max
Central, 5072 Kingsway, Burnaby, B.C. V5H 2E7.

R E P O R T

On 1988 November 28, Council received a letter from Mr. J. Erhardt advising that the owners of the subject properties would like to rezone from R4 Residential District to R5 Residential District for the purpose of subdividing into six residential lots.

In order for Council to consider a request to rezone the properties, a rezoning application would have to be submitted along with the other submission requirements and this Department would report to Council on the application as part of the regular series of rezonings.

It should be noted, however, that the Planning and Building Inspection Department does not generally find it possible to support requests to rezone individual lots in single-family residential districts on a spot zoning basis in order to alter the lot area and width requirements for a geographical area. It is the general policy of this Department to protect stable and homogeneous lot patterns in geographically defined single and two-family residential areas through the consistent application of the lot area and width requirements in each single and two-family zoning district.

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In addition to this Department's general position on single-family residential spot zoning, this Department would not consider the proposed subdivision to be compatible with the existing lot pattern in the R4 zoned portion of the surrounding neighbourhood. The applicant proposes to subdivide into 50 ft. lots, while most lots in the R4 zoned area are predominantly 56 ft. to 66 ft. 146 wide.

In light of this Department's position on this type of application, and the relatively homogeneous character of the neighbourhood which is consistent with the R4 District regulations, the Planning and Building Inspection Department would not support an application to rezone the subject properties to the R5 Residential District.

With regards to the proposed six lot subdivision, the total area of the four properties is 3,340.9 m² (35,962 sq. ft.), while a six lot subdivision utilizing the proposed R5 District regulations would require a total area of 3,360 m² (36,137.9 sq. ft.), or 560 m² (6,027.9 sq. ft.) per lot. Thus, the maximum number of lots which can be achieved through subdivision under the R5 regulations is five.

In conclusion, this Department would not support the spot zoning of the subject properties in order to change the lot area and width requirements in this area.


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

BW:ap