

RE: PROPOSED SINGLE-FAMILY DWELLING DEVELOPMENT
380 S. ELLESMERE AVENUE
APARTMENT STUDY AREA B

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 November 10

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: PROPOSED SINGLE-FAMILY DWELLING DEVELOPMENT
380 S. Ellesmere Avenue
Apartment Study Area B

PURPOSE: To inform Council of a development proposal which is in conflict with an Apartment Study Area designation.

RECOMMENDATION:

1. THAT this report be received for the information of Council.

R E P O R T

This Department has received an enquiry regarding the possible issuance of a Building Permit to permit the relocation of a single-family dwelling at 380 South Ellesmere Avenue (refer to attached sketch #1). The subject site is currently vacant.

A two-storey, single-family dwelling will be moved from its current location at 6170 McMurray Avenue, where the site is part of a multiple-family development lot assembly in the Metrotown area. The dwelling has an approximate gross floor area of 2,440 sq. ft. The site, which is zoned R4 Residential District and measures 20.12m (66 ft.) by 40.23m (132 ft.), permits the development of a single-family dwelling with a gross floor area of 440 m² (4,736.3 sq. ft.).

The subject property forms part of a consolidated site called for in Apartment Study Area B which designates the site for RM3 Medium Density multiple-family housing development (refer to attached sketch #2). The other properties in the designated four-lot consolidation are owned and occupied by the Ellesmere Avenue United Church.

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While the development of a single-family dwelling on this property could impede the realization of a multiple-family development on the consolidated site, it appears unlikely that the church will relocate in the near future. The development proposal conforms to the existing zoning and would not appear to seriously hamper the long range redevelopment of the area. Therefore unless otherwise directed by Council, staff propose to process and issue a Building Permit for the proposed development.

AW

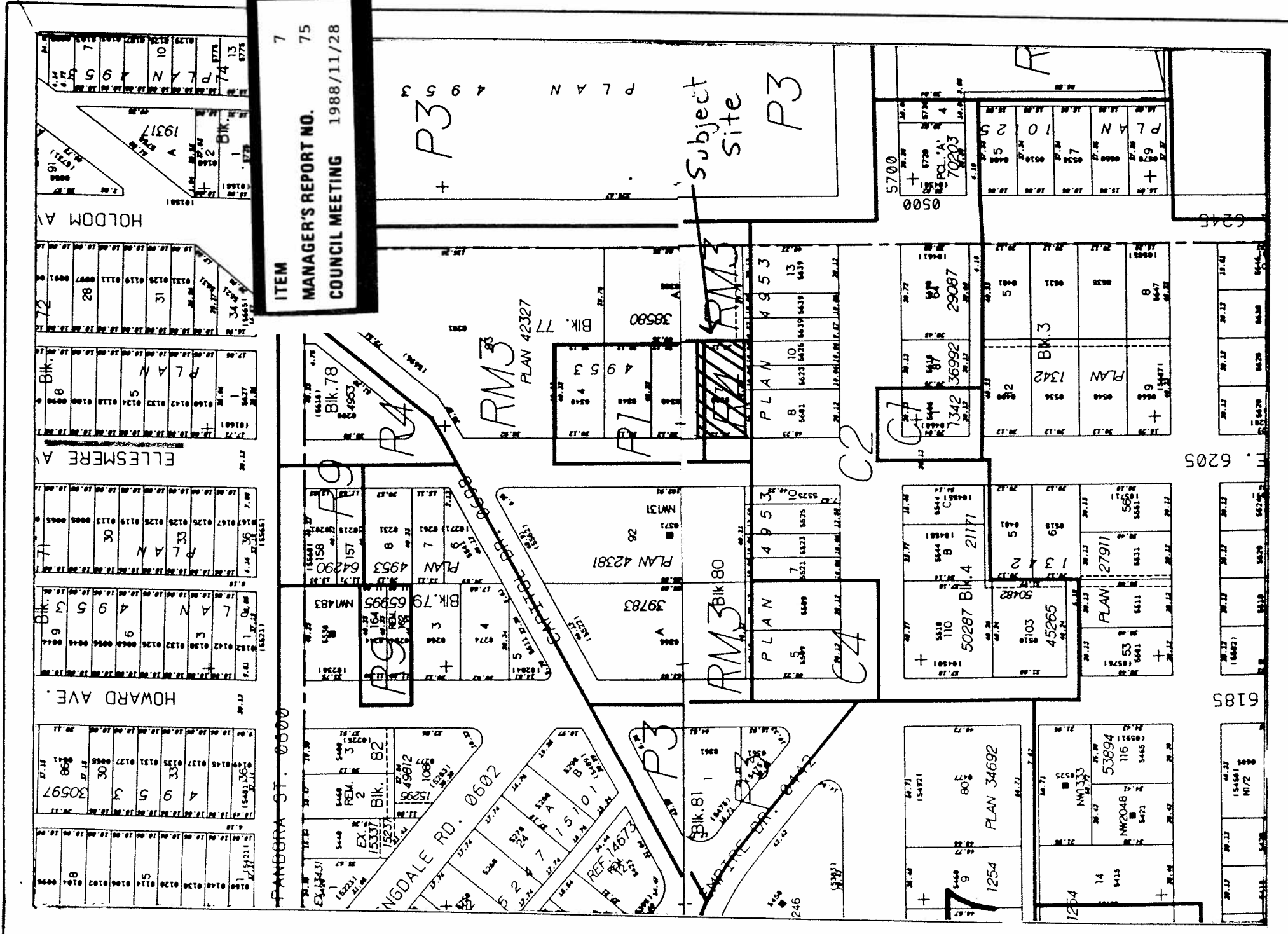
BW:rt

Attachs:

cc: Chief Building Inspector

A.L. Parr

A.L. PARR
DIRECTOR BUILDING &
PLANNING INSPECTION



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Subject site P3



BURNABY
 Planning &
 Building Inspection
 Department

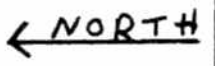
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Drawn By:

Proposed Single-family dwelling
 Development

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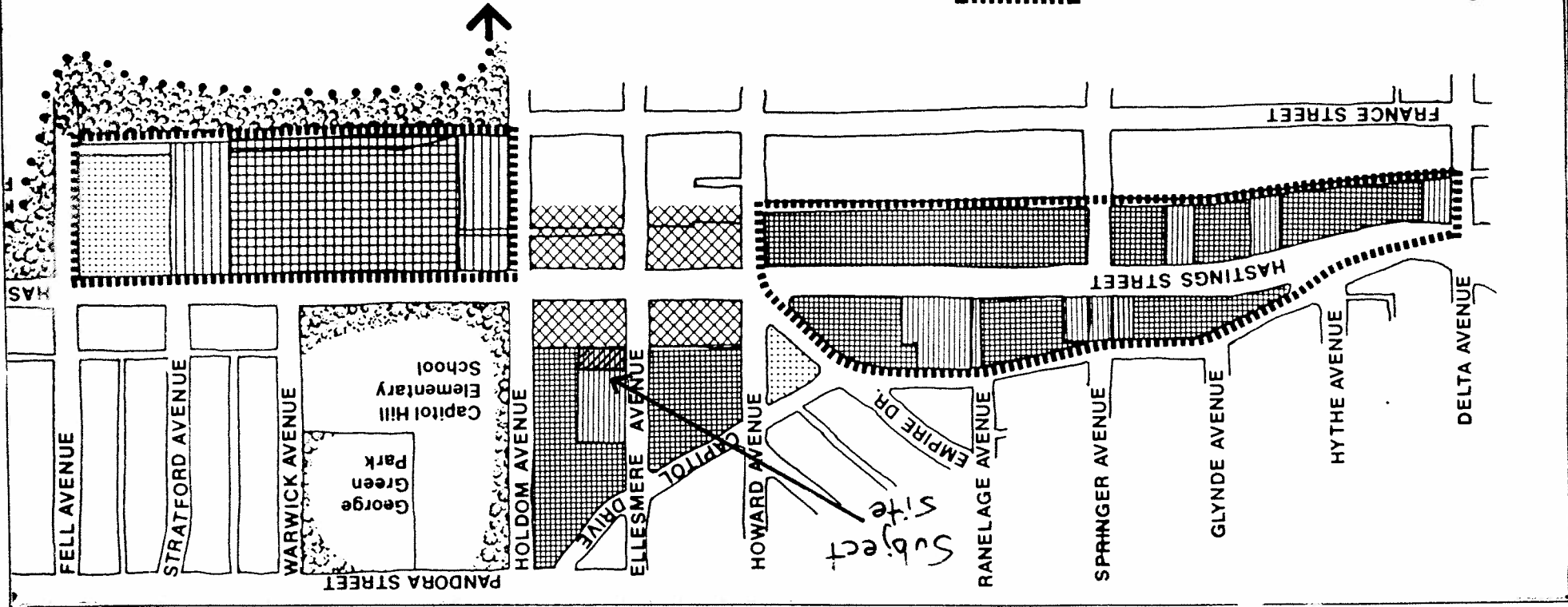


Sketch #1

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APARTMENT STUDY AREA B Drawing Number 2



- First priority apartment area
- Proposed low density apartment area
- Existing low density apartment area
- Proposed medium density apartment area
- Existing medium density apartment area
- Commercial centre
- Institutional area
- Trail system

Reference date 1969 April
 Updated to 1981 October



Date: 1988 Nov.

Scale:

Drawn By:

Proposed Single-family dwelling Development

Sketch # 2