

TO: MUNICIPAL MANAGER 1991 APRIL 03

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: PROPOSED SINGLE-FAMILY DWELLING
481 ELLESMERE AVENUE
APARTMENT STUDY AREA B

PURPOSE: To inform Council of a proposal to construct a single-family dwelling within Apartment Study Area B.

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RECOMMENDATION:

- 1) THAT this report be received for information purposes.

R E P O R T

This Department has received an enquiry regarding the possible issuance of a Building Permit to permit the construction of a single-family dwelling approximately 4,734 sq. ft. in size at 481 Ellesmere Avenue (refer to attached Sketch #1). The subject site is currently occupied by an older, modest sized single-family dwelling.

The proposed development is generally consistent with the existing R4 Residential District zoning of the site, but conflicts with the adopted Apartment Study Area B development plan. The subject property is within the designated commercial centre in Apartment Study Area B (refer to attached Sketch #2). The commercial centre is presently largely developed utilizing C2 Community Commercial District zoning.

The depth of the designated commercial centre is consistent with the apartment sites west of the commercial centre and the designated commercial centre to the east in Apartment Study Area C. This site depth permits commercial development on the south side of Hastings Street without requiring vehicular access from Hastings Street. With the relocation of the lanes south of Hastings Street to coincide with the depth of the commercial sites in Apartment Study Area B, with the lane functioning as the land use boundary between commercial development along Hastings Street and the single-family residential use to the south, vehicular access to the commercial sites could be made available from the rear lane. This would be consistent with the objectives of the Comprehensive Transportation Plan for Burnaby.

ITEM
MANAGER'S REPORT NO. 6 26
COUNCIL MEETING 91/04/15

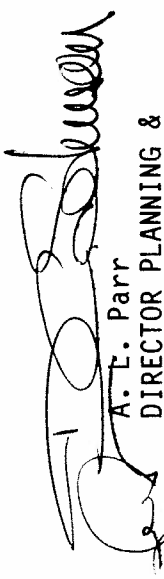
At this time, the only property commercially developed in this area, which does not does not front on Hastings Street, is the North Burnaby Boys and Girls Club at 518 Howard Street. In light of the relatively good condition and the economic vitality of the commercial developments along Hastings Street and the property at 518 Howard Street, and the apparent lack of interest at the present time in redeveloping the commercial properties on the south side of Hastings Street, it appears quite unlikely that the subject property will be developed in conformance with the site configuration in Apartment Study Area B in the foreseeable future. As a result, it cannot be concluded that development of 481 Ellesmere Avenue under prevailing zoning would significantly impact the future redevelopment of the immediate area.

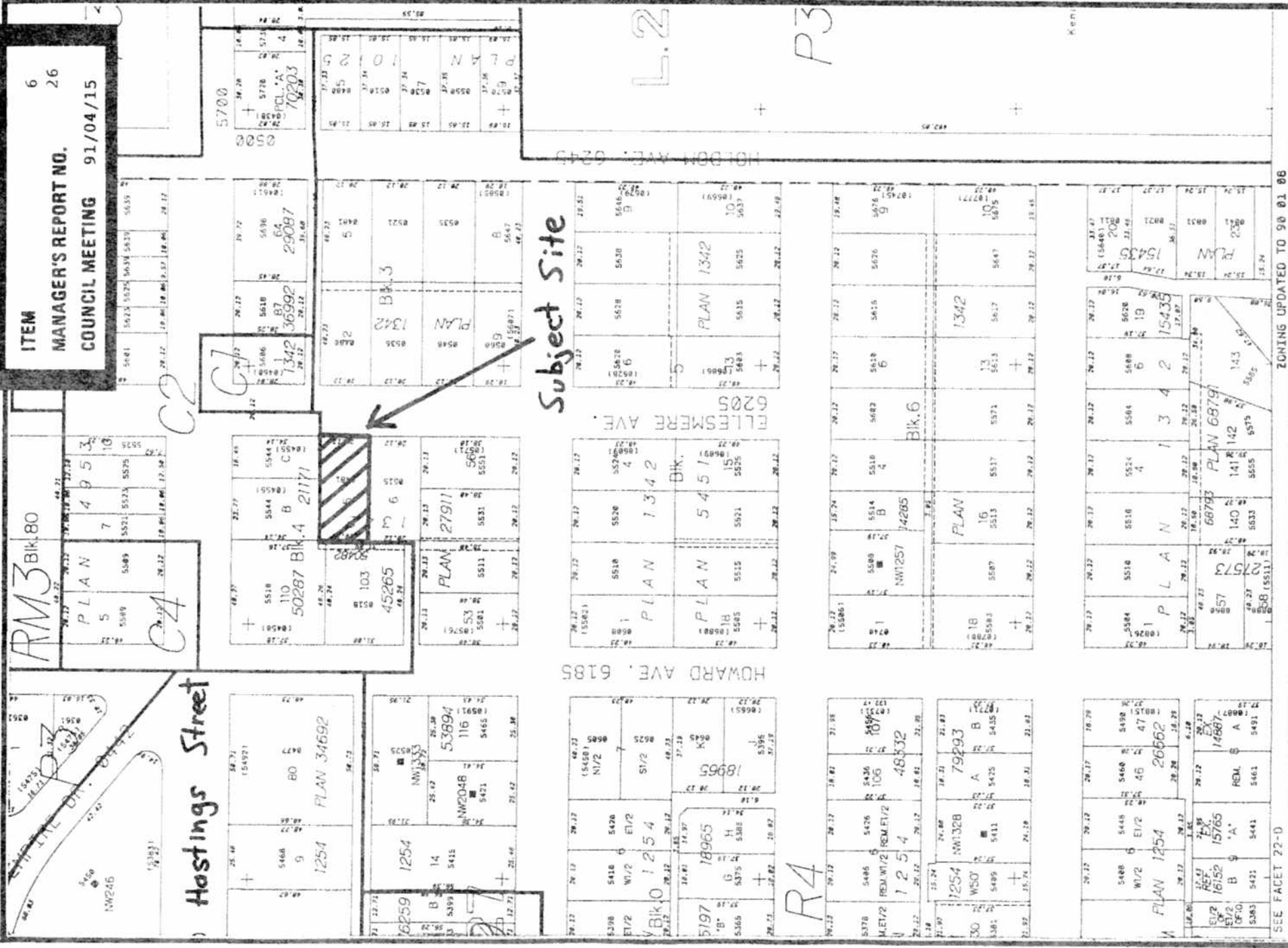
It is acknowledged that the development proposal generally conforms to the existing zoning and unless otherwise directed, staff will process and issue a Building Permit for the single-family dwelling once all the requisite requirements have been met.

AP
BW:ap

Attach.

c.c. Chief Building Inspector


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



ITEM 6
 MANAGER'S REPORT NO. 26
 COUNCIL MEETING 91/04/15

Hostings Street

Subject Site

HOWARD AVE. 6185

ELLSMERE AVE. 6205

L2

R4

P3

SEE FACET 22-D

ZONING UPDATED TO 90 01 06

DISTRICT OF BURNABY
 SCALE 1/10,500
 PHOTOGRAPHICALLY REDUCED TO 1:2000
 EDITED BY
 DATE OF PLOT 1/10,500

Date: 1991 April

Scale: 1:2000

Drawn By:



Planning & Building Inspection Department

Proposed Single-family Dwelling

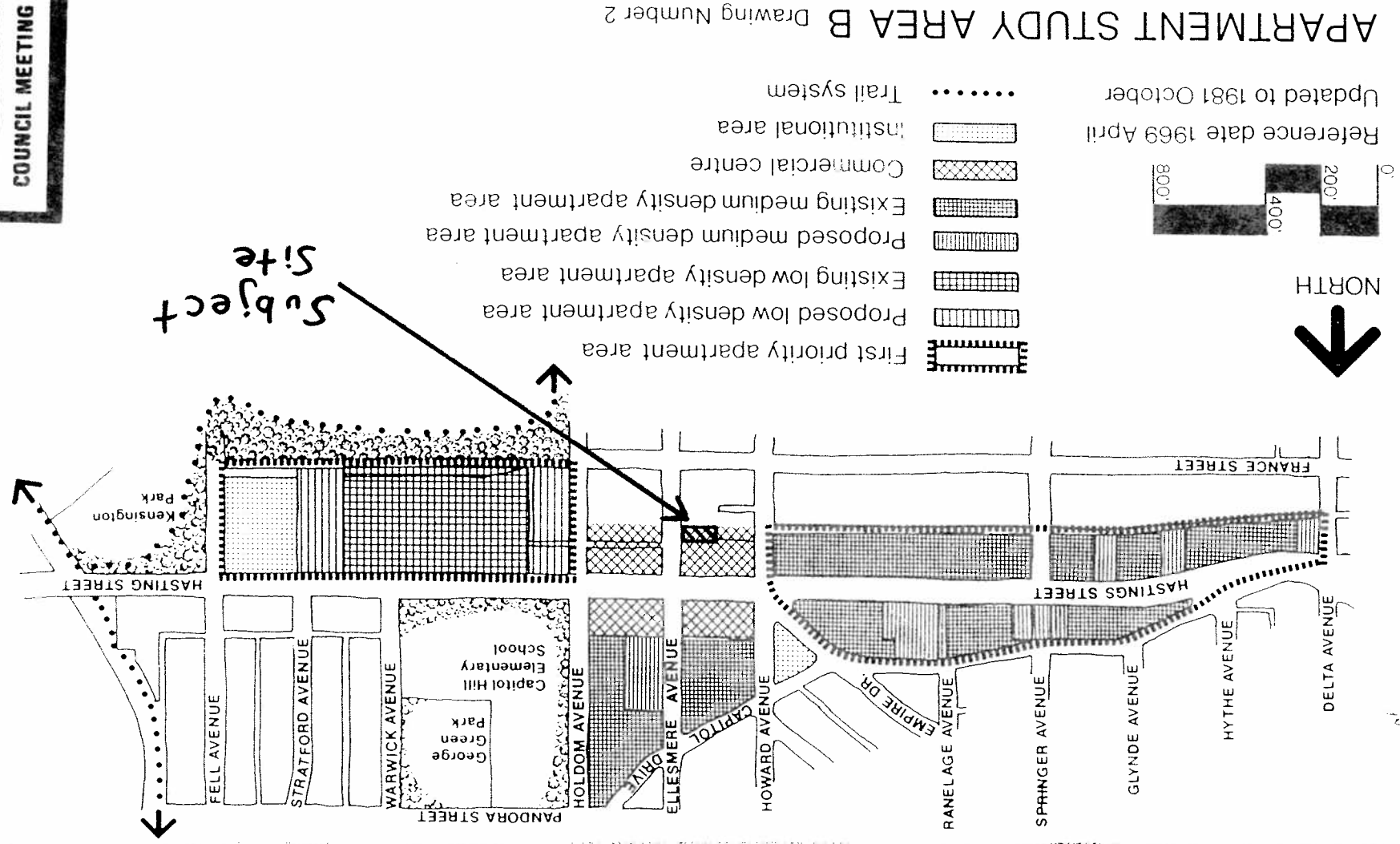
481 Ellesmere Avenue

113

Sketch #1

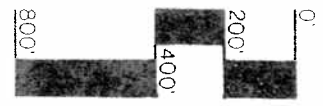
ITEM
 MANAGER'S REPORT NO. 6
 COUNCIL MEETING 91/04/15

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- 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



APARTMENT STUDY AREA B Drawing Number 2



Date: 1991 April

Scale:

Drawn By:

Proposed Single-family Dwelling

481 Ellesmere Avenue

Sketch #2