

TO: MUNICIPAL MANAGER 1991 MAY 21

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: PROPOSED SINGLE-FAMILY DWELLING
535 DUNCAN AVENUE
APARTMENT STUDY AREA C

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

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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 2,150 sq. ft. in size at 535 Duncan 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 in conformance with the existing R5 Residential District zoning of the site but conflicts with the adopted Apartment Study Area C development plan. The subject property is within an area designated for medium density apartment development (refer to attached Sketch #2).

The area designated for medium density apartment development is bounded by Duncan Avenue, Frances Street, Clare Avenue and the designated commercial centre along Hastings Street.

This area is currently developed with single-family dwellings in fair to good condition and is a stable single-family residential area. It appears quite unlikely that the subject property will be part of a significant land assembly in the foreseeable future in order to construct a medium density multiple-family residential development in conformance with Apartment Study Area C guidelines. As a result, it cannot be concluded that development of 535 Duncan Avenue under prevailing zoning would significantly impact the future redevelopment of this Apartment Study Area.

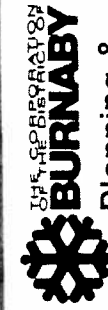
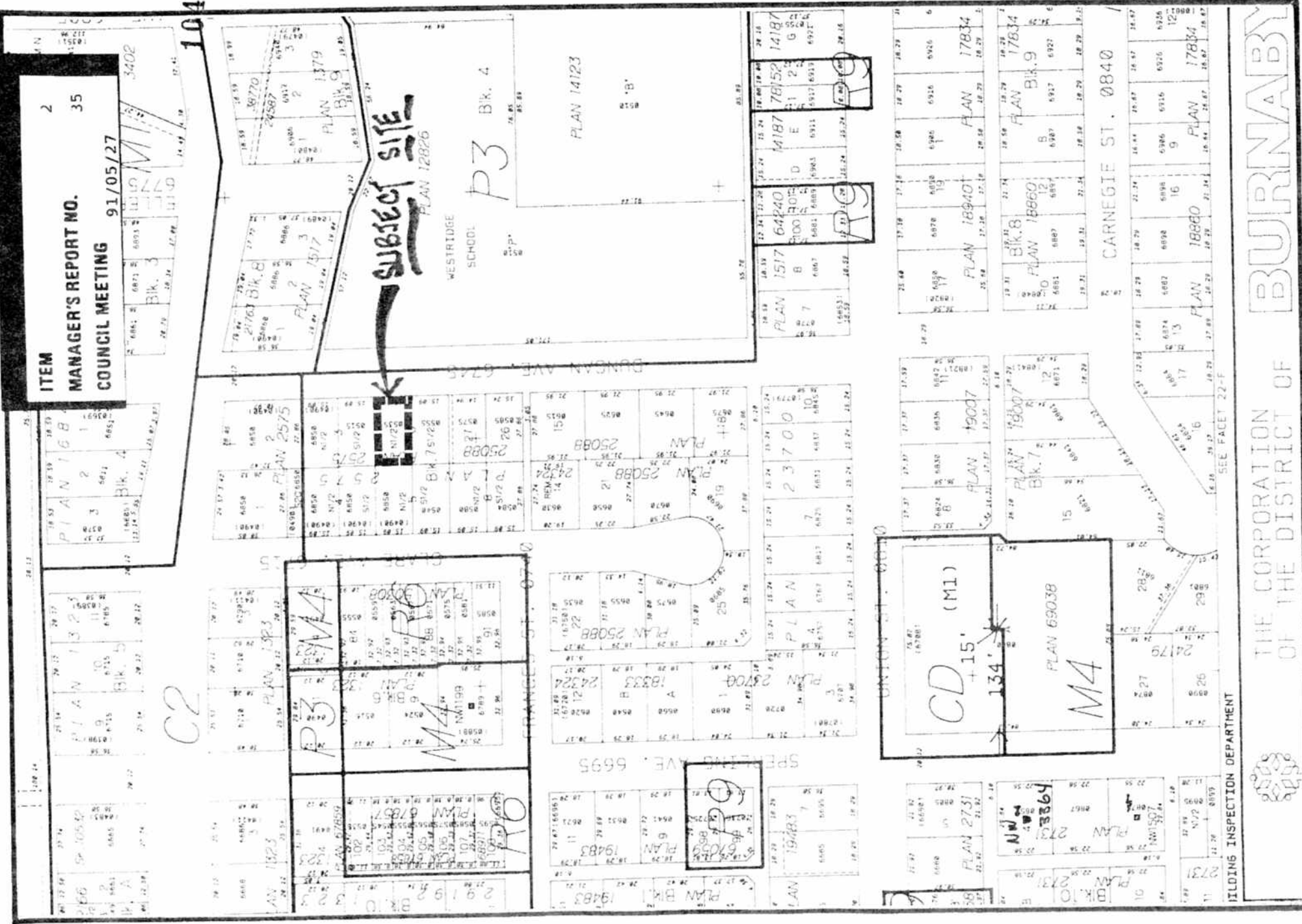
It is acknowledged that the development proposal generally conforms to the existing zoning and unless otherwise directed, staff will process and issue a Building Permit for the single-family dwelling once all the requirements have been met.

AW
BW:ap
Attach.

A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

c.c. Chief Building Inspector

ITEM 2
 MANAGER'S REPORT NO. 35
 COUNCIL MEETING 91/05/27



THE CORPORATION OF
BURNABY
 Planning & Building Inspection
 Department
 535 DUNCAN AVE.

Date: MAY 1991
 Scale: 1:2000
 Drawn By: J.P.C.

SKETCH #1.

ITEM

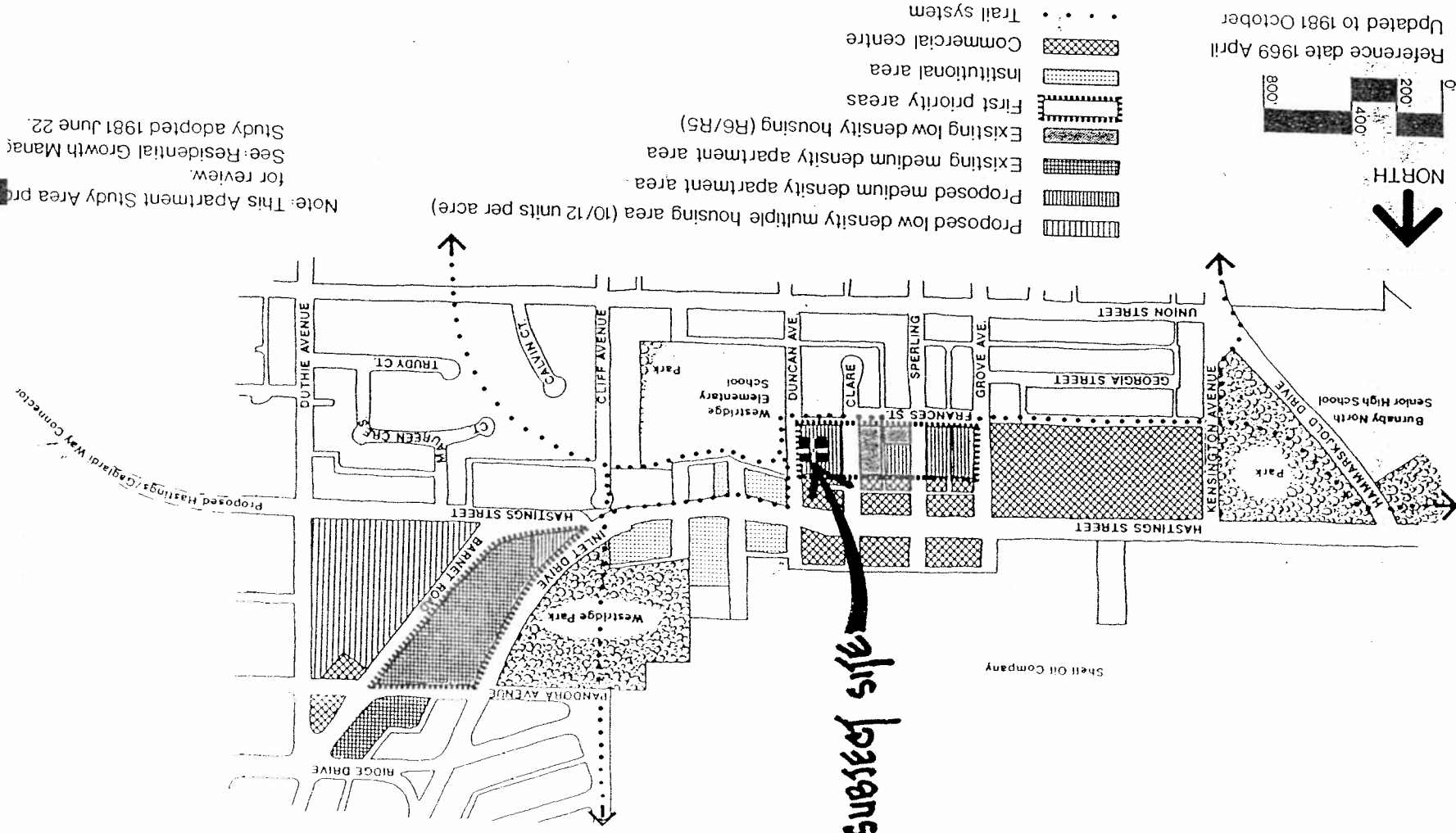
2

MANAGER'S REPORT NO. 35

COUNCIL MEETING 91/05/27

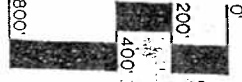
Note: This Apartment Study Area proposed for review.
See: Residential Growth Management Study adopted 1981 June 22.

APARTMENT STUDY AREA C Drawing number 3



- Proposed low density multiple housing area (10/12 units per acre)
- Proposed medium density apartment area
- Existing medium density apartment area
- Existing low density housing (R6/R5)
- First priority areas
- Institutional area
- Commercial centre
- Trail system

Reference date 1969 April
Updated to 1981 October



535 DUNCAN AVE.

105

SKETCH #2.

Date:

MAY 1991

Scale:

N.1:5.

Drawn By:

J.P.C.

