

TO: CITY MANAGER 1992 OCTOBER 28

FROM: ACTING DIRECTOR PLANNING AND BUILDING

SUBJECT: **PROPOSED SINGLE FAMILY DWELLING/M.O.T.H. APPROVAL
OF REDEVELOPMENT OF AREA
3830 - 3892 REGENT STREET (see attached sketch)
MYRTLE STREET AREA STUDY**

PURPOSE: To inform Council of a proposal to build a new single family dwelling within the Myrtle Street Area Study and the comments of the Ministry of Transportation and Highways regarding development in the subject block.

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RECOMMENDATION:

- 1) THAT a copy of this report be sent to Mr. and Mrs. T.H. Lu, 1041 Douglas Road, Burnaby, B.C. V5C 4Z5.

R E P O R T

On 1991 November 18, Council received a report on an application to rezone (Rezoning Reference #46/91) the subject properties from R5 Residential District to CD Comprehensive Development District (based on M5 Light Industrial District guidelines). The report noted that the site is within the Myrtle Street Area Study and that M5 District zoning is consistent with what has been planned for the area. The report also stated that the site is within the jurisdiction of the Ministry of Transportation and Highways and that the Ministry's requirements could have a significant impact on the final site configuration. At that time Council adopted the recommendation that staff be authorized to work with the applicant on the final site configuration and the preparation of a suitable plan of development for presentation to a Public Hearing.

Subsequently, the Ministry advised that they did not support the proposed rezoning as various alignments were being considered for the proposed widening of the Trans Canada Highway in this area and the subject properties would be impacted. The rezoning application was cancelled and the rezoning application fee was refunded.

On 1992 October 1, this Department received a letter from the owners of the property located at 3858 Regent Street, expressing interest in constructing a new single-family dwelling on the property. In light of the Ministry's interest in and influence on development in this area, the Planning and Building Department wrote to the Ministry seeking clarification on their position on development in this area. The Ministry has responded in a letter dated 1992 October 22 stating that:

- "1. The Ministry will not support any rezonings of the 3800 block of Regent Street due to the impact that the future widening of the Trans Canada Highway will have on these properties.
2. The Ministry has no funds available for the property acquisition at this time.
3. Any developments that can go forward under the present zoning do not require Ministry approval and therefore, will be able to proceed."

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The prevailing zoning is R5 residential and it is acknowledged that the construction of a new single-family dwelling is permitted under the existing zoning. As noted in the Ministry's letter, while the future widening of the Trans Canada Highway is expected to have an impact on these properties, including 3858 Regent Street, development under existing zoning does not require Ministry approval and can proceed. In light of the above and unless otherwise directed, the Planning and Building Department proposes to issue a building permit for the proposed single-family dwelling at 3858 Regent Street once all the pertinent requirements have been satisfied.

As the prospect of future highway improvements in the immediate area can be expected to have a direct bearing on the interests of the person proposing to develop the property at 3858 Regent Street, it is recommended that a copy of this report be sent to the owners.

This is for the information of Council.

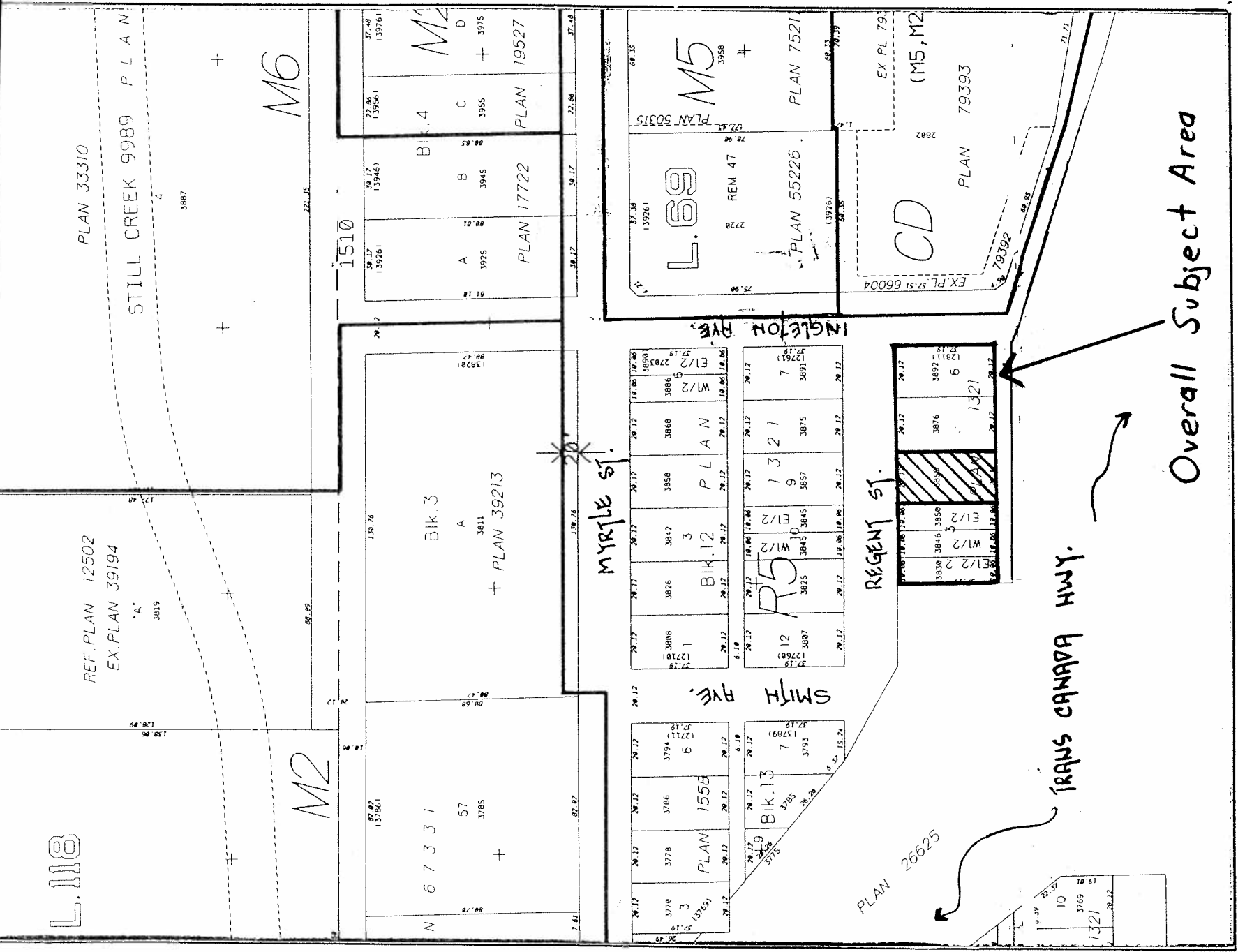


D.G. Stenson, Acting Director
Planning and Building

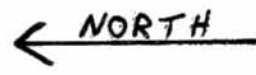
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cc: Manager, Transportation Planning
Chief Building Inspector

ITEM 11
 MANAGER'S REPORT NO. 68
 COUNCIL MEETING 92/11/02



Date: 1992 Oct.
 Scale: 1:2000
 Drawn By:



Proposed Single Family Dwelling

