

ITEM	7
MANAGER'S REPORT NO.	58
COUNCIL MEETING	94/10/17

TO: CITY MANAGER

1994 October 12

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **PROPOSAL TO SUBDIVIDE PROPERTY  
5811 PIONEER AVENUE  
LOT 25, BLOCK 52, DISTRICT LOT 33, PLAN 1316  
METROTOWN AREA 10**

PURPOSE: To advise Council of the current situation of the property owner of 5811 Pioneer Avenue who wishes to subdivide a lot to permit the development of two single-family dwellings within Metrotown Area 10.

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**RECOMMENDATION:**

1. **THAT** this report be received for information purposes.

**R E P O R T**

A written proposal had been received for the subdivision of the property at 5811 Pioneer Avenue in accordance with the prevailing R5 Residential District in order to construct two new dwellings (see **attached** Sketch #1). However, the property is located within Metrotown Area 10 and within the context of the adopted Metrotown Development Plan and its predecessor Apartment Study Area "L", the block on the west side of Pioneer Avenue between Grange Street and Grafton Street is designated for development of RM3-type low-rise apartments in accordance with a recommended site encompassing the six lots within this block (see **attached** Sketch #2). Lesser site consolidation could support a smaller RM2-type low-rise apartment.

As background, in 1985 an application had been received to demolish an existing dwelling and construct a new single-family dwelling on the property at 5855 Pioneer Avenue, the third property to the south of the subject 5811 Pioneer Avenue. Council considered the application at that time and a new dwelling was subsequently constructed on the property.

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Metrotown Area 10  
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Within this block of six lots, only one dwelling is relatively new (5855 Pioneer Avenue as previously noted) and there are five existing older small dwellings on the remaining lots. While the previous situation in 1985 concerned the construction of a new dwelling on an existing lot, the subject proposal is to subdivide a property to create two lots and therefore result in two new dwellings. Since four of the six lots are already small lots, 33 ft. (10.06 m) in width each, subdivision of the subject property at 5811 Pioneer Avenue into two 33 ft. (10.06 m) wide lots would be permitted within the context of the prevailing R5 District zoning.

The owner of 5811 Pioneer Avenue had indicated his desire to subdivide to construct a new dwelling for himself close to shopping and transit as he is getting old and a second dwelling for his son.

In considering a report on this matter, Council at its meeting of 1994 May 30 authorized the City Solicitor to negotiate to acquire the property at 5811 Pioneer Avenue in order to protect the apartment redevelopment potential of the site in accordance with adopted area plans. Negotiations to acquire the property have not been successful. The owner has written a further letter to this department reiterating that he does not wish to sell the property and that his strong desire is to build a house for himself and a home for his son on the property. He asks that his request be reviewed again.

In the previous report, Council was advised that if acquisition negotiations were not successful, the Approving Officer would permit the subdivision of the subject property into two lots subject to meeting all subdivision requirements.

Staff conclude that the acquisition negotiations are unsuccessful and unless otherwise directed by Council, staff will process applications for the subdivision and construction of two new dwellings if pursued by the owner at 5811 Pioneer Avenue in accordance with the usual city requirements.

This is for the information of Council.

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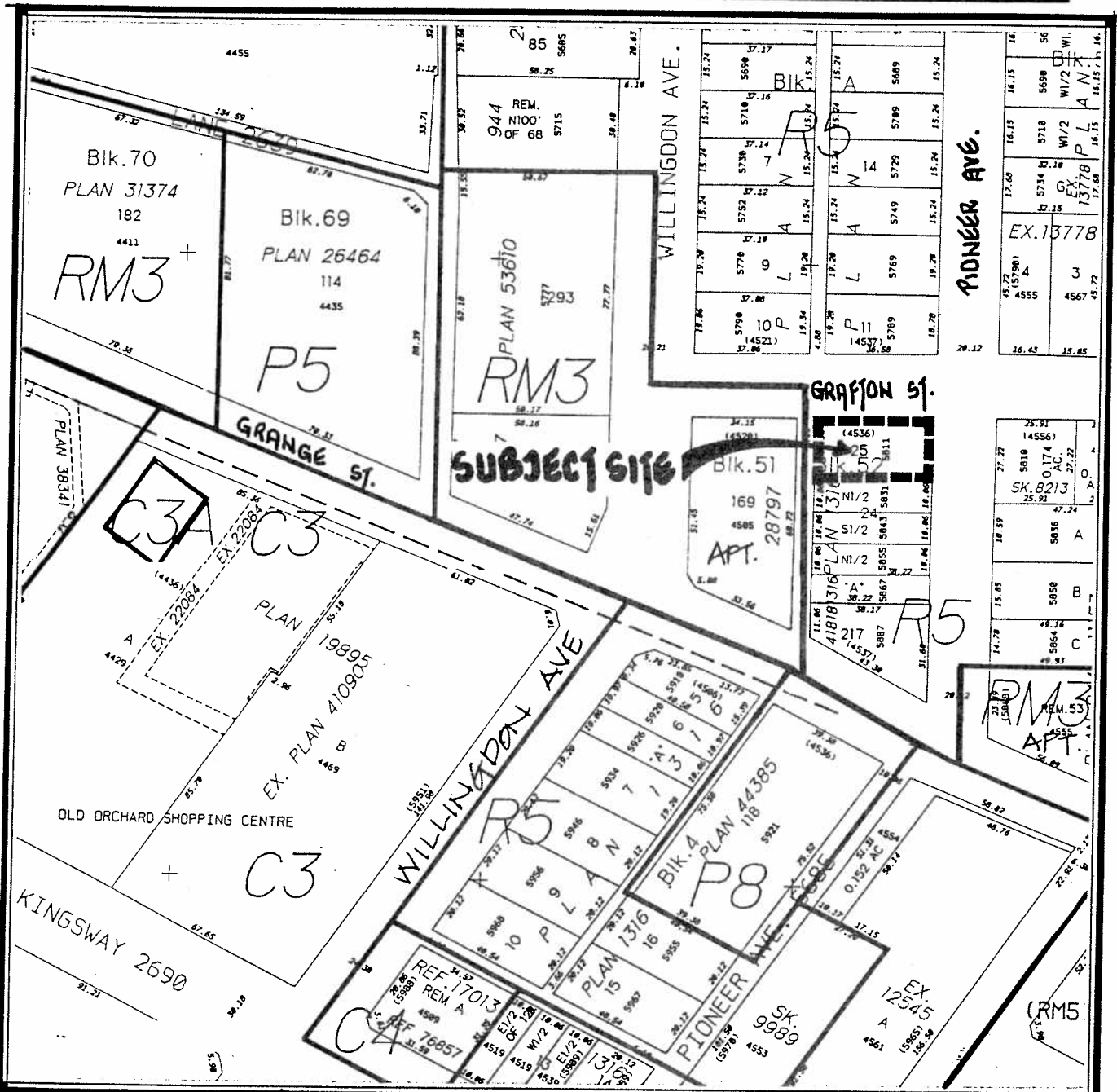


D. G. Stenson  
Director  
Planning and Building

KI:lf  
Attach.

cc: Chief Building Inspector  
City Solicitor  
Director Administration & Community Services

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Date:  
MAY 1994

Scale:  
1:2000

Drawn By:  
J.P.C.



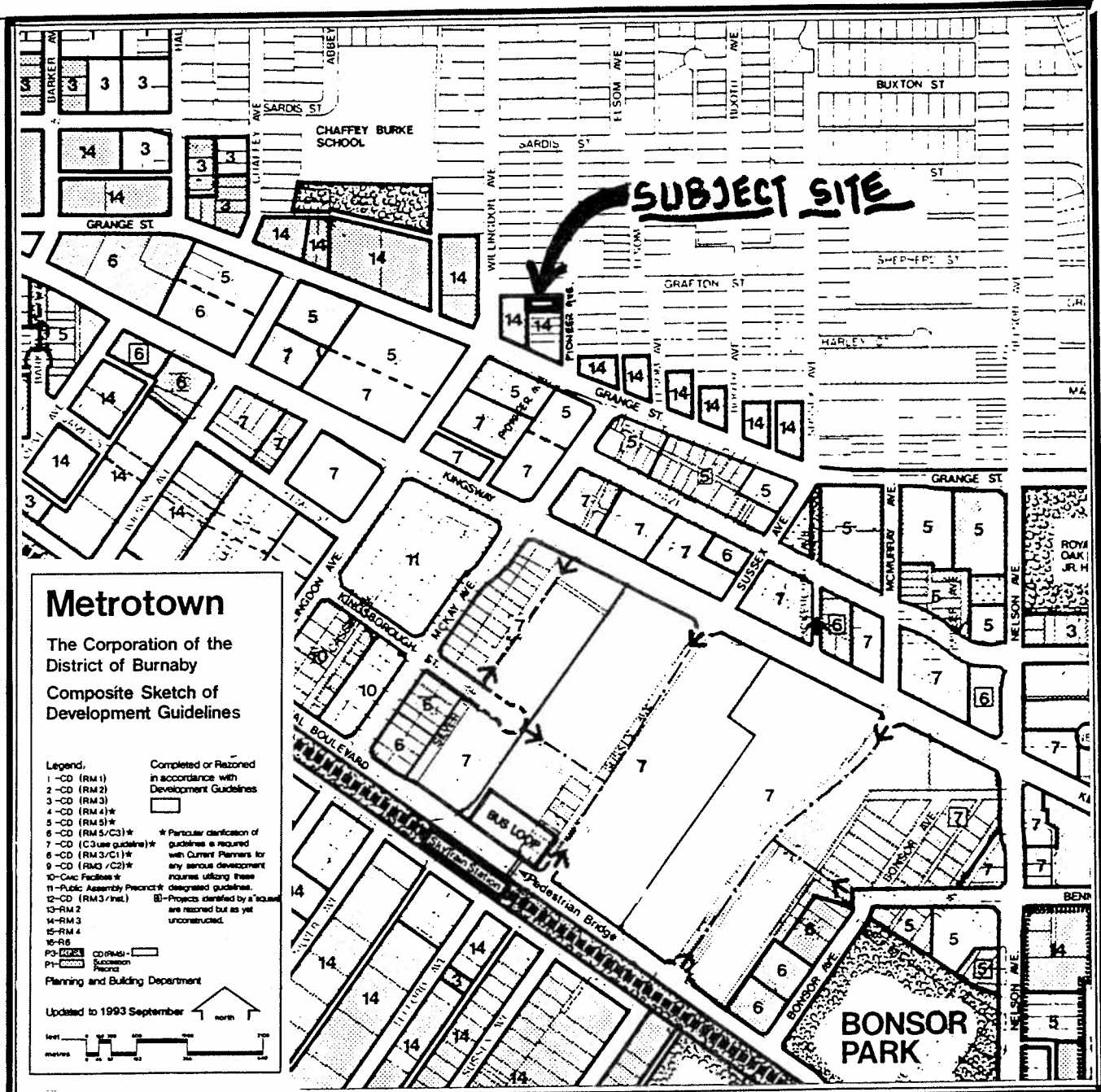
City of  
Burnaby  
Planning & Building Dept.

SUBJECT PROPERTY.  
5811 PIONEER AVE.



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SKETCH # 1



**Metrotown**  
 The Corporation of the District of Burnaby  
 Composite Sketch of Development Guidelines

**Legend:**


1 - CD (RM 1)	Completed or Re-zoned in accordance with Development Guidelines
2 - CD (RM 2)	
3 - CD (RM 3)	
4 - CD (RM 4)*	
5 - CD (RM 5)*	
6 - CD (RM 5/C3)*	* Particular clarification of guidelines is required
7 - CD (C3 use guideline)*	with Current Planners for any serious development requires utilizing these
8 - CD (RM 3/C1)*	designated guidelines.
9 - CD (RM 3 / C2)*	Projects identified by a square are rezoned but as yet unconstructed.
10 - Civic Facilities *	
11 - Public Assembly Precinct *	
12 - CD (RM 3 / Inst.)	
13 - RM 2	
14 - RM 3	
15 - RM 4	
16 - R6	
P3 - CD (RM 3) - colored -	colored -
P1 - Succession Record	Succession Record

Planning and Building Department  
 Updated to 1993 September

Date: MAY 1994 120

Scale: N.F.S.

Drawn By: J.P.C.

 City of Burnaby  
 Planning & Building Dept.

SUBJECT PROPERTY  
 5811 PIONEER AVE.  
 METROTOWN - AREA 10

SKETCH # 2