

TO: CITY MANAGER 1994 January 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **INQUIRY REGARDING 3785 NORFOLK STREET  
COMMUNITY PLAN EIGHT  
X-REFERENCE REZONING #165/87**

PURPOSE: To respond to correspondence from the owner of property at 3785 Norfolk Street within Community Plan Eight.

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**RECOMMENDATION:**

1. *THAT* a copy of this report be sent to Mr. Louie Pulice, 9371 Blundell Road, Richmond, B.C., V6Y 1K5.

**REPORT**

This department has been requested to respond to a letter which was on the 1994 January 17 Council agenda from Mr. Louie Pulice, who indicates that he is the owner of property at 3785 Norfolk Street which is located within Community Plan Eight (see Sketches 1 and 2). Mr. Pulice objects to Rezoning #165/87 at 3125 Smith Avenue and 3786 Dominion Street for a low-rise apartment. He also objects to the recent approval of a billiard hall at 3787 Canada Way just west of Smith Avenue. He considers that the rezoning proposal and the billiard hall have a negative impact on the value of his property with its recently constructed dwelling.

In response, it is noted that the subject area and block have been designated for medium density low-rise apartment development as part of the Council-adopted Community Plan Eight since 1971. Low-rise apartments have been steadily constructed over the years and the subject area north of Canada Way and west of Broadview Park is, at present, almost 50% redeveloped. With respect to Rezoning #165/87, Council on 1993 October 18, authorized staff to work with the applicant towards a suitable plan of development for a consolidated site involving the properties at 3125 Smith Avenue and 3786 Dominion Street for a small low-rise apartment. When a suitable plan of development is achieved a further report would be submitted to Council for its consideration and advancement of the proposal to Public Hearing.

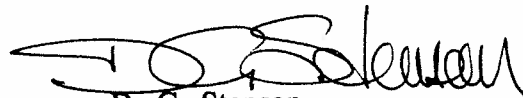
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Regarding the property at 3785 Norfolk Avenue, in light of an initiative by the then owner to demolish an older home and construct a new dwelling, this department submitted a report to Council in 1992 May and obtained authorization to negotiate to acquire the property, in order not to compromise the assembly objectives of Community Plan Eight. Unfortunately, negotiations were not successful and Council ultimately authorized staff to release a building permit in line with the existing R5 zoning. A new single-family dwelling was constructed in 1993.

The billiard hall referred to at 3787 Canada Way was given Preliminary Plan Approval on 1992 April 08 as a conforming use within the prevailing C2 Community Commercial District zoning. However, subsequently, in conjunction with a recent policy review of billiard halls, Council, on 1993 September 07, gave Final Adoption to a text amendment to the Zoning Bylaw which requires that any new billiard hall proposal be considered through an amendment rezoning application. Billiard halls are now permitted in the C2c, C3c and C4c districts. Accordingly, the existing billiard hall at 3787 Canada Way is now considered a legally non-conforming use.

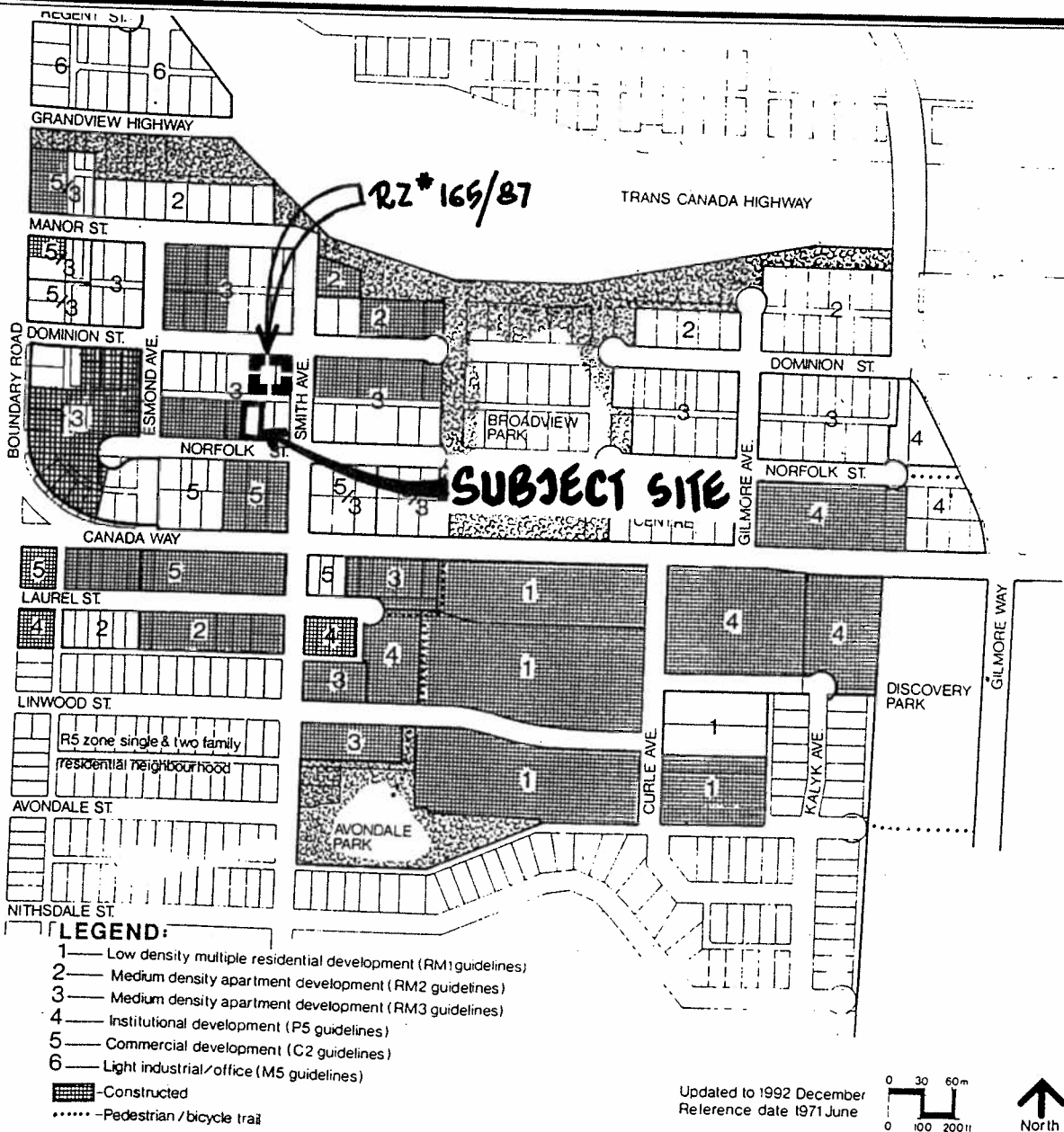
This is for the information of Council.

  
D. G. Stenson  
DIRECTOR  
PLANNING AND BUILDING

KI:lf

Attachments: Sketches 1 & 2

cc: City Clerk  
Director Administrative & Community Services

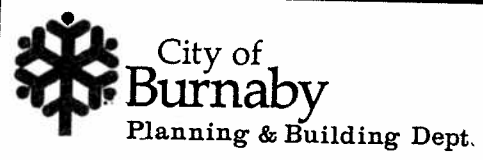


COMMUNITY PLAN EIGHT

Date:  
 JANUARY 1994

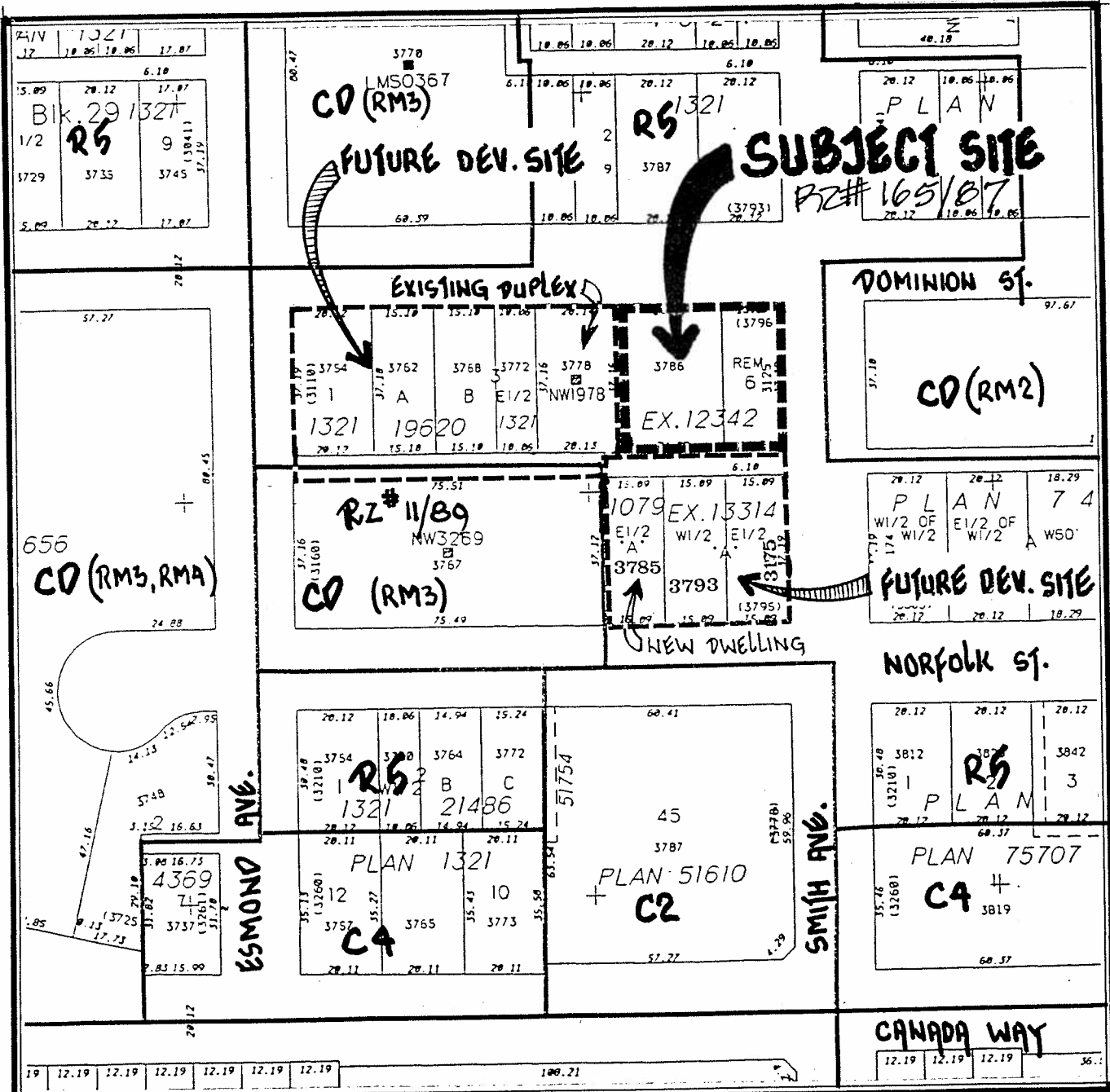
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 J.P.C.





ENQUIRY REGARDING 3785 NORFOLK ST.  
 (REF. RZ\*169/87)

SKETCH #1.



Date: OCTOBER 1993  
 Scale: N.F.S.  
 Drawn By: J.P.C.

 City of Burnaby x ref 3785 Norfolk  
 Planning & Building Dept.  
**REZONING REFERENCE # 165/87**  
 SUBJECT SITE  
 3125 SMITH & 3786 DOMINION. SKETCH # 2

  
 North