

ITEM	3
MANAGER'S REPORT NO.	55
COUNCIL MEETING	94/10/03

TO: CITY MANAGER

1994 September 27

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED SUBDIVISION
3876 REGENT STREET(SEE ATTACHED SKETCH)
MYRTLE STREET STUDY AREA

PURPOSE: To provide Council with information on the position of the Ministry of Transportation and Highways regarding the proposed subdivision.

RECOMMENDATION:

1. That a copy of this report be sent to Mr. Quoc Quyen Huynh, 3876 Regent Street, Burnaby, B.C. V5C 4G8.

REPORT

On 1994 May 30 Council received a report from the Planning and Building Department regarding a written request to subdivide the property at 3876 Regent Street into two lots in order to construct a new single-family dwelling, while retaining the existing single-family dwelling. The report noted that the site is within the Myrtle Street Study Area and is planned for future M5 Light Industrial District zoning. The site is currently zoned R5 Residential District and subdivision appears approveable under the R5 Single Family Dwelling - Small designation.

The report also advised that the Ministry of Transportation and Highways had previously taken the position that it 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. In connection with this subdivision enquiry, the Ministry indicated that they anticipate the need to acquire in the future, the entire south side of 3800 block Regent Street in connection with the future highway widening, however, future road plans are preliminary at this time. Therefore they advised that they will sign the subdivision plan at the pertinent point in the process.

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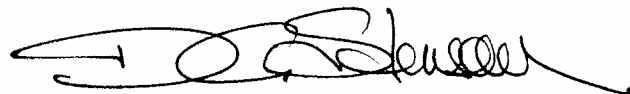
At that time Council did not adopt the recommendation regarding the standard processing of the subdivision application, but referred the report back to staff for further review. Essentially, Council was concerned that it was not in the public interest for the Ministry to approve subdivision and encourage the capital expenditure involved with the construction of a new single-family dwelling in anticipation of future acquisition. Staff wrote to the Ministry advising them of Council's concerns and asking them to reconsider their position.

A reply was recently received indicating that they have reviewed their position, but that they will still not object to the proposed subdivision. Ministry staff then indicated verbally that the other points that were previously reported to Council which are still pertinent are:

- 1) that they anticipate the need to acquire in the future, the entire south side of the 3800 block Regent Street in connection with the future widening of the Trans Canada Highway; however, road plans are quite preliminary at this time, and
- 2) that the Ministry has no funds available for the property acquisition at this time.

As the widening of the Trans Canada Highway is solely the responsibility of the Ministry of Transportation and Highways and the Ministry is not able to purchase the property at this time, but has indicated that it will sign the subdivision plans, staff will process a subdivision plan in accordance with standard procedures.

This is for the information of Council.



D. G. Stenson
DIRECTOR
PLANNING AND BUILDING

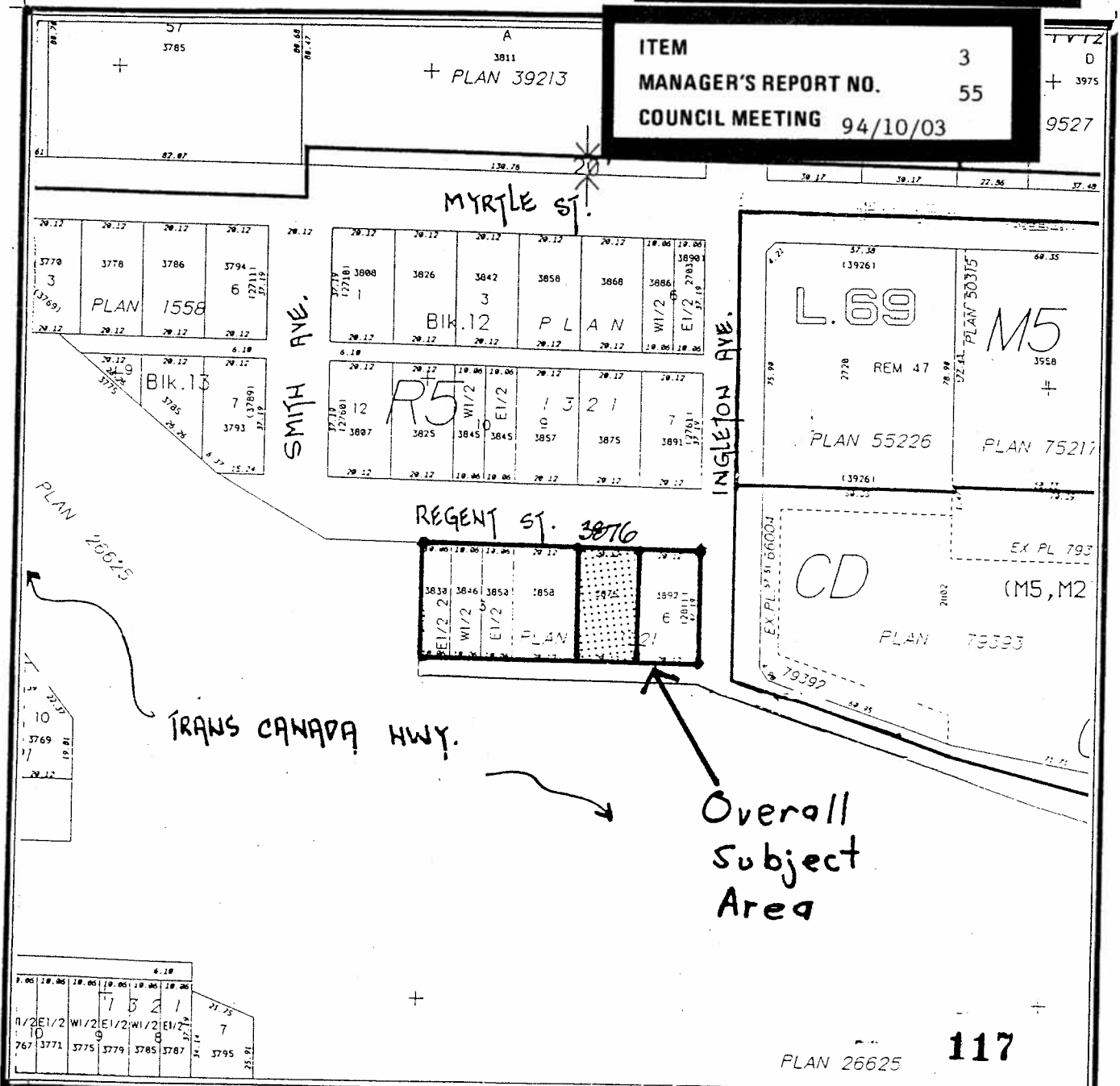
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cc: Manager, Transportation Planning

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Overall Subject Area

117

Date: **May 1994**
 Scale: **1:2000**
 Drawn By:



 Proposed Subdivision Site

