

ITEM	20
MANAGER'S REPORT NO.	34
COUNCIL MEETING	94/05/30

**TO:** CITY MANAGER 1994 MAY 24

**FROM:** DIRECTOR PLANNING AND BUILDING

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

**PURPOSE:** To inform Council of a proposal to subdivide a property located within the Myrtle Street Area Study under the current R5 District zoning.

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**RECOMMENDATION:**

1. THAT a copy of this report be sent to David Lee-Young, Ministry of Transportation and Highways, #200 - 1065 Columbia Street, New Westminster, B.C. V3M 6H7 and Mr. Quoc Quyen Huynk, 3876 Regent Street, Burnaby, B.C. V5C 4G8.

**REPORT**

The Planning and Building Department has received a written request from the owner of the property at 3876 Regent Street to subdivide the property into two lots in order to construct a new single-family dwelling, while retaining the existing single-family dwelling. The subject site is located 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 of the property appears approveable under the R5 Single Family Dwelling - Small designation.

In the past 2-1/2 years, Council has received a report regarding a proposed rezoning (Rezoning Reference #46/91) of the 3800 block Regent Street and a building permit application for a new single-family dwelling on the abutting property at 3858 Regent Street. The 1992 November 02 Council report on the proposed new single-family dwelling advised that the Ministry of Transportation and Highways has taken the following position on development in this block:

- "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.


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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."

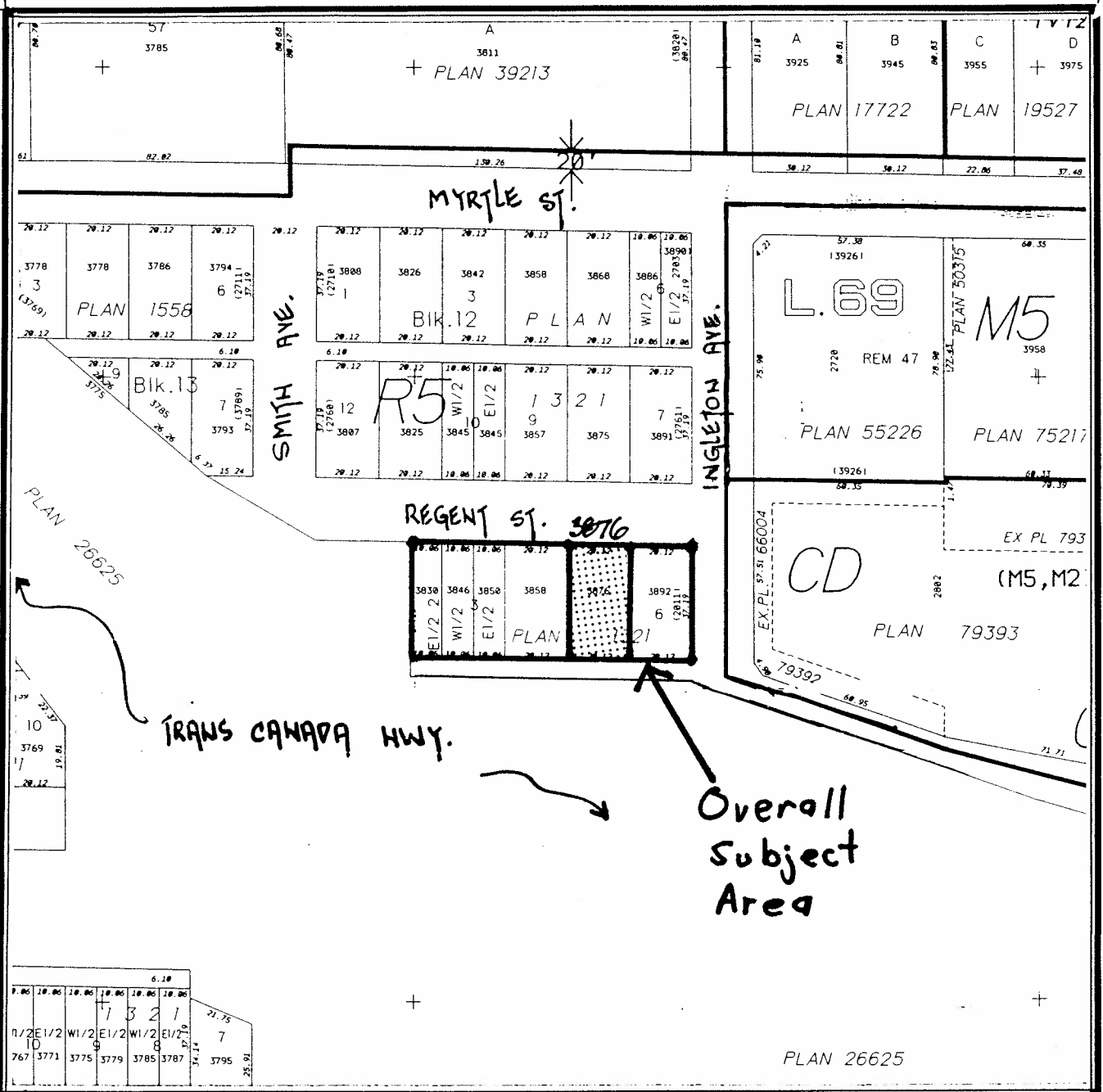
In this case, the approval of the Ministry is required for a subdivision abutting the Trans Canada Highway, therefore the Ministry was consulted prior to processing a formal subdivision application. The Ministry has advised that they anticipate the need to acquire in the future, the entire south side of the 3800 block Regent Street in connection with the future widening of the Trans Canada Highway, however, future road plans are quite preliminary at this time. The Ministry has therefore advised that they will sign the subdivision plan at the pertinent point in the process. Therefore, staff will process a subdivision application in accordance with standard procedures.

This is for the information of Council.

  
D.G. Stenson, Director  
Planning and Building

BW:yg  
Attach.

cc: Manager, Transportation Planning



Date: **May 1994**

Scale: **1:2000**

Drawn By:



City of Burnaby  
 Planning & Building Dept.



Proposed Subdivision Site

