

ITEM	8
MANAGER'S REPORT #	20
COUNCIL MEETING	95/04/24

**TO:** CITY MANAGER 1995 APRIL 13

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** PROPOSAL FOR NEW DWELLING  
5867 PIONEER AVENUE  
LOT 23, BLOCK 52, DISTRICT LOT 33, PLAN 1316  
METROTOWN AREA 10

**PURPOSE:** To advise Council of a request to demolish an existing dwelling and to construct a new dwelling for a lot located within Metrotown Area 10

**RECOMMENDATION:**

1. THAT this report be received for information purposes.

**R E P O R T**

A written request has been received by the proposed purchaser of a property at 5867 Pioneer Avenue to demolish an existing old small one-storey dwelling and to construct a new dwelling under the prevailing Residential District R5 zoning. (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 seven lots within this block (see **attached** Sketch #2). Lesser site consolidation could support a smaller RM2-type low-rise apartment.

It is acknowledged that a number of reports regarding similar initiatives have been submitted to Council within the subject block in recent years. Results of these initiatives include in 1985 a new dwelling being constructed at 5855 Pioneer Avenue, and in 1994 the demolition of a dwelling at 5811 Pioneer Avenue with the subdivision of this property into two 33 ft. wide lots to accommodate new future dwellings. In the case of 5811 Pioneer Avenue, Council had initially authorized staff to negotiate to acquire this property but such negotiations were not successful.

Due to the resulting recent redevelopment pattern within this block, the only possible remaining apartment redevelopment option in line with the Metrotown Development Plan would appear to be the consolidation of the southern two lots at 5867 and 5887 Pioneer Avenue to create a small

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5867 PIONEER AVENUE  
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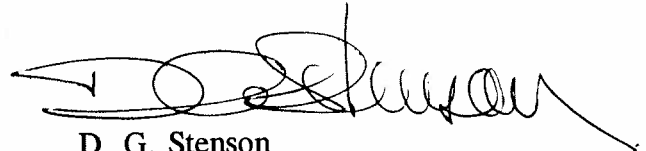
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RM2-type site of some 12,800 sq.ft. Both 5867 and 5887 Pioneer Avenue are currently in the same ownership. However, there is an agreement for sale for 5867 Pioneer Avenue to a new owner and the owner/resident at 5887 Pioneer Avenue (an older couple) has indicated an intention to reside at that location for the foreseeable future.

Under the circumstances, including the results of redevelopment initiatives to date, it would appear that the construction of a new dwelling on the subject 5867 Pioneer Avenue is not inappropriate at this time and recognizes that the consolidation of the seven lots within this block, including six 33 foot wide lots for multiple-family redevelopment is a long term proposition.

Therefore, unless otherwise directed by Council, staff will process applications to demolish the existing dwelling and to construct a new dwelling at 5867 Pioneer Avenue in accordance with the usual City requirements.

This is for the information of Council.



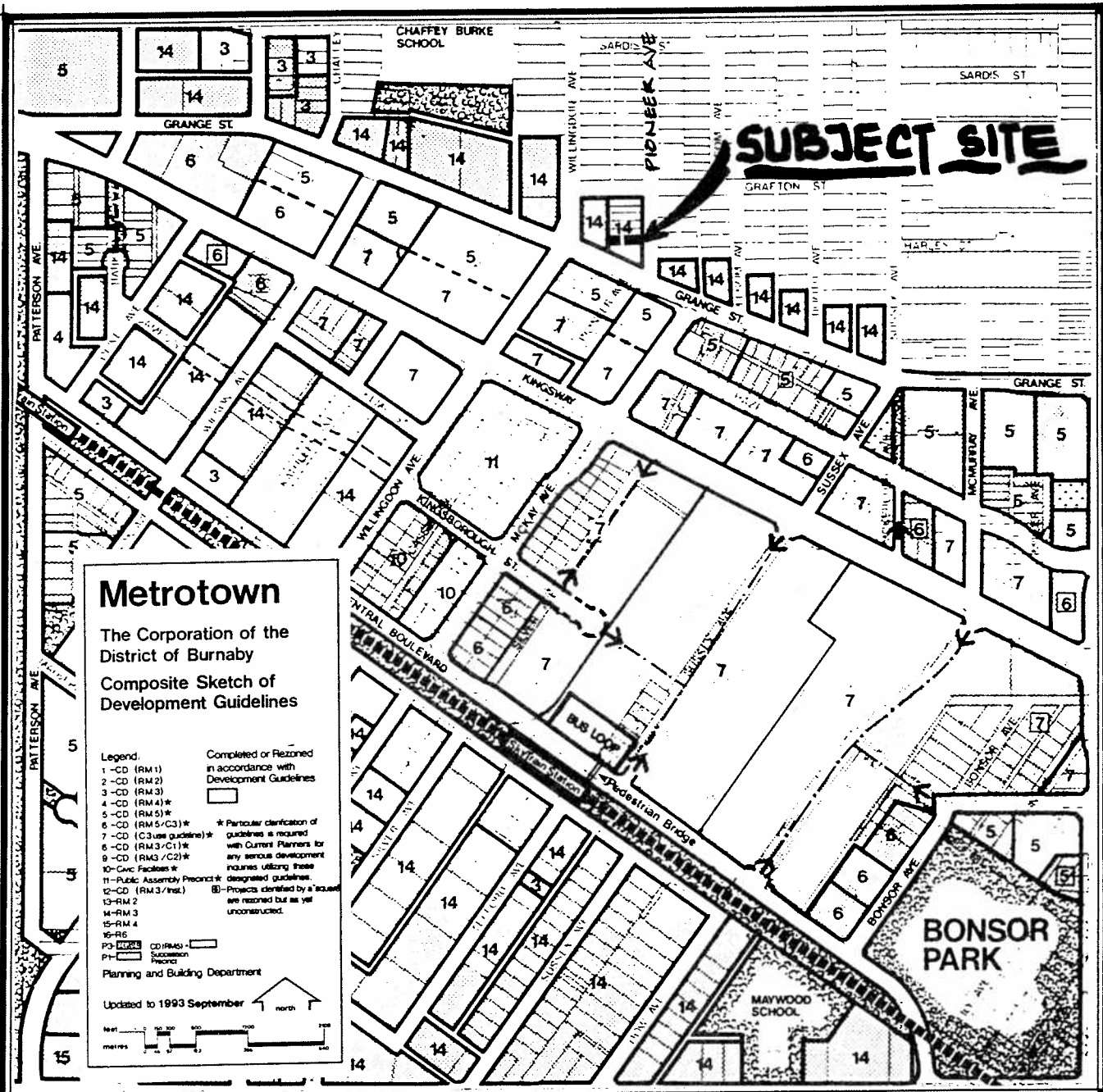
D. G. Stenson  
Director Planning and Building

KI:gk  
Attachs: Sketch #1 & #2

cc: Chief Building Inspector



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**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 with Current Planners for any serious development inquiries utilizing these designated guidelines.
7-CD (C3 use guideline)*	
8-CD (RM 3/C1)*	
9-CD (RM 3/C2)*	
10-CWC Facilities*	
11-Public Assembly Precinct*	
12-CD (RM 3/Inst.)	* Projects identified by a square are rezoned but as yet unconstructed.
13-RM 2	
14-RM 3	
15-RM 4	
16-R6	
17-CD (RM 5)	

CD/Inst. = CD/Inst. Precinct  
 P1 = Planning and Building Department  
 Updated to 1993 September

Date:  
**APRIL 1995**

Scale:  
**N.T.S.**

Drawn By:  
**J.P.C.**

 **City of Burnaby**  
 Planning & Building Dept.

**SUBJECT PROPERTY**  
 5867 PIONEER AVE.  
 "METROTOWN AREA 10"

**SKETCH #2**