

TO: CITY MANAGER

2001 October 10

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: PROPOSAL TO CONSTRUCT A TWO-FAMILY DWELLING
AT 6710 DUNBLANE AVENUE
METROTOWN - SUB-AREA 6**

PURPOSE: To inform Council of the proposed construction of a new two-family dwelling within Metrotown - Sub-area 6.

RECOMMENDATION:

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

R E P O R T

This Department has received a letter from the owner of 6710 Dunblane Avenue regarding the proposed construction of a new two-family dwelling on the subject property in accordance with the prevailing RM3 Multiple-Family Residential District zoning. The property is located within Metrotown - Sub-area 6 and is intended for development in accordance with the prevailing RM3 District zoning, desirably for low-rise multiple family development (see attached Sketches #1 and #2).

The subject property is presently occupied by an older single-family dwelling in good condition. Immediately to the north is an older two-storey apartment building and to the south is an older three-storey apartment building. Directly to the east is an older single family dwelling in good condition. The City does not own any property in the immediate area.

The development of a new two-family dwelling on the subject property would not fulfill the multiple-family housing potential of the property. However, the subject property does not have sufficient lot area or width for apartment development under RM3 District zoning and assembly with neighbouring properties for such purposes is not anticipated in the near future as the existing apartments to the north and south are both in reasonable condition and are likely to remain for the foreseeable future. As an alternative to the proposed two-family dwelling proposal, the applicant has been advised that this Department would support a rezoning to the CD (Comprehensive Development) District utilizing the RM3 District as a guideline for the development of an infill multiple family housing project. Such a development would be similar in intent, if not design, to the five unit project permitted at 6488 Telford Avenue under Rezoning #21/79 within the nearby Maywood area (Metrotown - Sub-Area 7).

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at 6710 Dunblane Avenue
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Nevertheless, it is acknowledged that the proposed new two-family dwelling is a permitted use under the prevailing RM3 District zoning of the subject property. Under the circumstances, the only feasible alternative to issuance of a Building Permit for the proposed two-family dwelling would appear to be acquisition of the property by the City. However, given the level of existing apartment development abutting the subject site, redevelopment to multiple-family housing on a larger consolidated site in the near future is considered unlikely. Consequently, the potential acquisition of 6710 Dunblane Avenue is not seen as a priority at this time.

Therefore, if the owner does not wish to consider pursuing an infill multiple-family housing project for the subject property and unless otherwise directed by Council, staff will process a Building Permit application for construction of a new two-family dwelling on the property in the usual manner, subject to compliance with all applicable regulations.

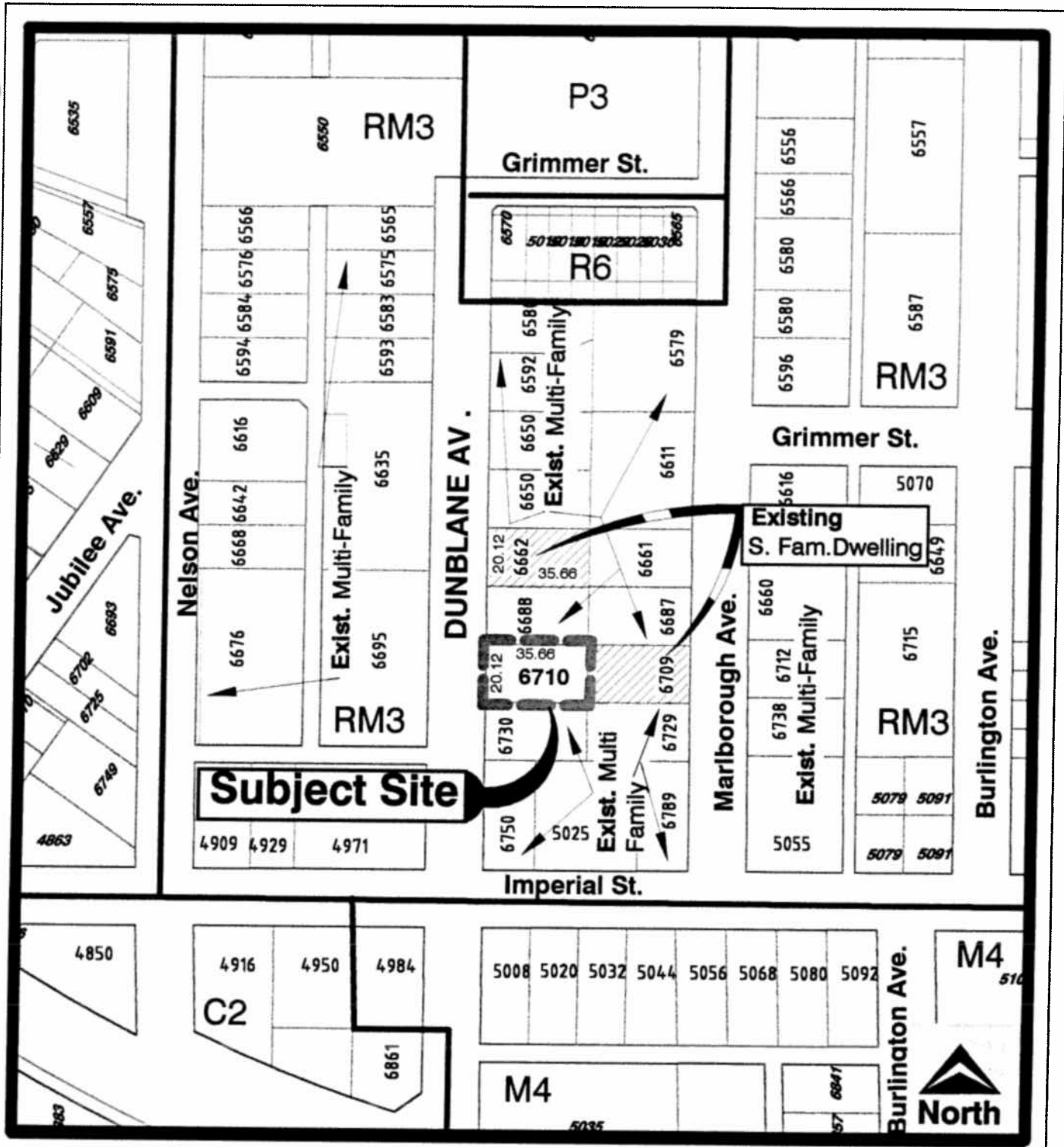


J.S. Belhouse
Director Planning and Building



LS/gk
Attach.

cc: Chief Building Inspector
City Solicitor
Director Finance



Planning And Building Department

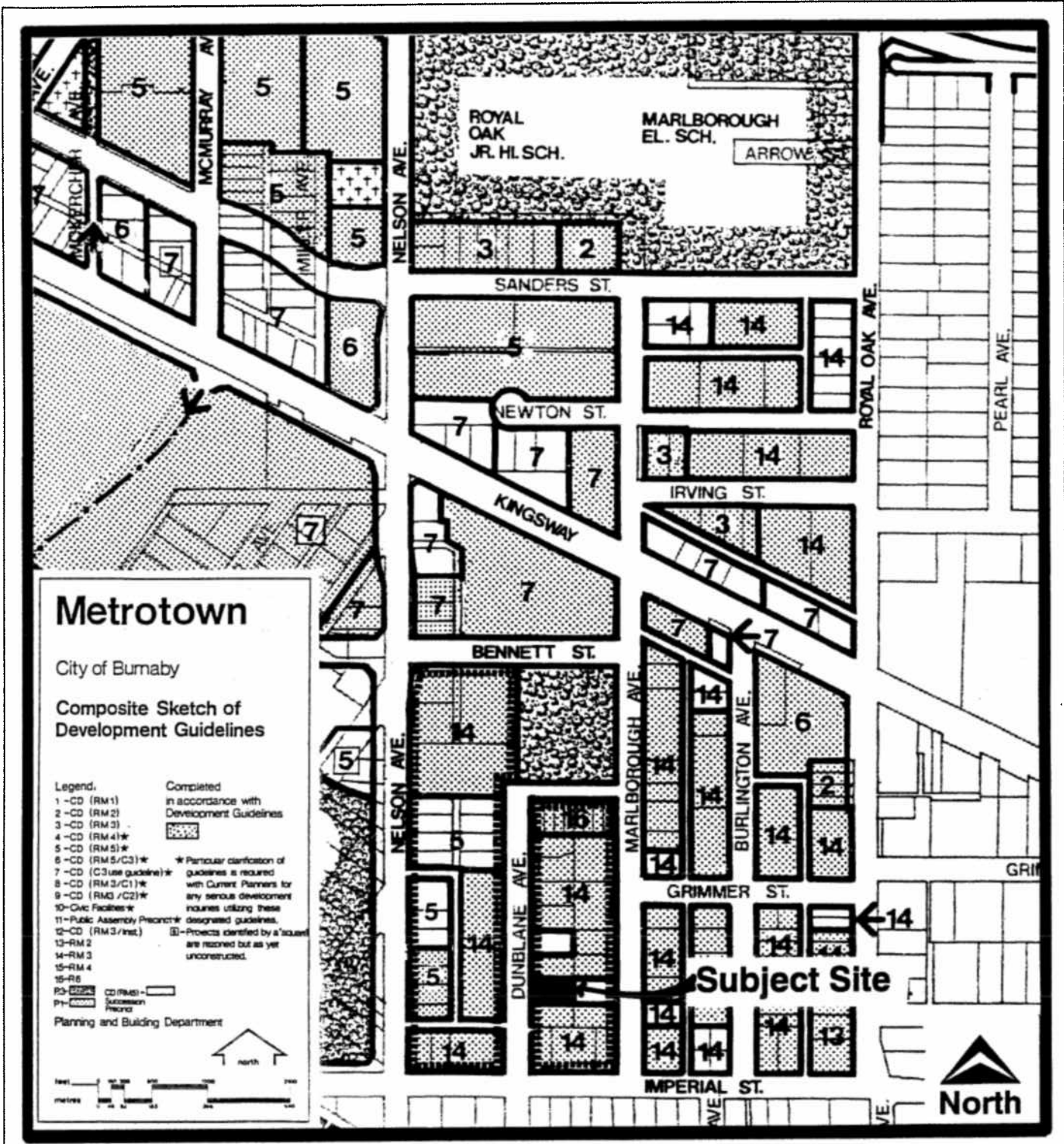
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Drawn By: J.P.C.

Date: October 2001

Proposed Two-Family Dwelling
 6710 Dunblane Ave.

Sketch # 1

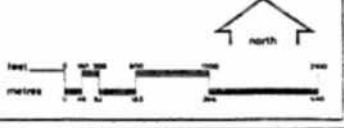


Metrotown

City of Burnaby

Composite Sketch of Development Guidelines

- Legend:**
- 1 - CD (RM1)
 - 2 - CD (RM2)
 - 3 - CD (RM3)
 - 4 - CD (RM4)
 - 5 - CD (RM5)
 - 6 - CD (RM5/C3)
 - 7 - CD (C3 use guideline)
 - 8 - CD (RM3/C1)
 - 9 - CD (RM3/C2)
 - 10 - Civic Facilities
 - 11 - Public Assembly Precinct
 - 12 - CD (RM3/Inst.)
 - 13 - RM2
 - 14 - RM4
 - 15 - RM4
 - 16 - R6
- Completed in accordance with Development Guidelines**
- 17 - CD (RM5) (Succession Precinct)
- Particular clarification of guidelines is required with Current Planners for any serious development inquiries utilizing these designated guidelines.**
- 18 - Projects identified by a 'star' are rezoned but as yet unconstructed.
- Planning and Building Department



Planning And Building Department

Scale: N.T.S.
 Drawn By: J.P.C.
 Date: October 2001

Proposed Two-Family Dwelling
 6710 Dunblane Ave.

Sketch # 2