

**TO:** CITY MANAGER  
**FROM:** DIRECTOR PLANNING AND BUILDING  
**SUBJECT:** **REQUESTS FOR CONSTRUCTION OF NEW SINGLE AND TWO-FAMILY DWELLINGS  
3700 BLOCK MANOR STREET  
COMMUNITY PLAN EIGHT**

2003 FEBRUARY 26

**PURPOSE:** To inform Council of two requests for construction of new single and two-family dwellings within Community Plan Eight.

**RECOMMENDATION:**

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

**R E P O R T**

Written enquiries proposing the construction of new single and two-family dwellings within Community Plan Eight have been received, for which the following discussions are provided.

**1.0 NEW TWO-FAMILY DWELLING - 3729 MANOR STREET**

A written enquiry proposing construction of a new two-family dwelling on the property at 3729 Manor Street (see **attached** Sketch #1) in accordance with the existing R5 Residential District zoning has been received. The lot, which measures 20.12 m (66 ft.) by 37.19 m (122 ft.) with an area of 748.26 m<sup>2</sup> (8,054.47 sq. ft.), is located within the Council-adopted Community Plan Eight (see **attached** Sketch #3). Community Plan Eight designates the western portion of the subject property for future consolidation and redevelopment with adjoining properties to the west and north as a mixed-use commercial and apartment development under CD Comprehensive Development District based on the C2 Community Commercial and RM3 Multiple Family Residential District guidelines. The eastern portion of 3729 Manor Street is designated for medium density multiple-family development under CD based on the RM2 Multiple Family Residential District guidelines. The owners are aware of the objectives of Community Plan Eight as it relates to the subject property, but notwithstanding this, a request to develop a new two-family dwelling under the prevailing zoning has been forwarded.

The subject property is currently developed with an older single-family dwelling, constructed in 1949, which is in fair condition. As noted above, the indicated site assemblies for redevelopment of the subject property suggest two separate redevelopments. To the west of the subject site is an existing, older single-family dwelling, constructed in 1954, located on the property at 3723 Manor Street, which has a lot width of 10.06 m (33 ft) and an area of 374.13 m<sup>2</sup> (4,027.25 sq.ft.). To the north of the subject site is an older two-family dwelling on the property at 3730 Grandview Highway, and to the northwest, an older single-family dwelling on the property at 3722 Grandview Highway,

which has a lot width of 10.06 m (33 ft) and an area of 374.13 m<sup>2</sup> (4,027.25 sq.ft.). Also included in the designated mixed-use assembly site is the property at 2950 Boundary Road, currently occupied by the 401 Motor Inn, a 36-room motel. The existence of the 401 Motor Inn suggests that mixed-use redevelopment of the western portion of the subject property in accordance with the Community Plan Eight is unlikely in the immediate future.

To the east of the subject property, and to be included in the designated assembly site for RM2 multiple-family redevelopment is a newer two-family dwelling, constructed in 1982, which is in good condition. The existence of the adjacent two-family dwelling and the 401 Motor Inn suggests that multiple-family or mixed-use redevelopment on the suggested site assemblies in accordance with Community Plan Eight is unlikely in the immediate future. City acquisition of the subject property is not merited as it is unlikely to help achieve the assembly of the larger sites in line with the Community Plan Eight guidelines. In addition, the area to the north of the Manor Street block is considered a transition area. Of higher priority is the protection of development potential within the Community Plan Eight area south of Manor Street, which has seen multiple-family assembly and redevelopment in line with the Community Plan guidelines.

It is noted that the subject property could be considered a candidate for an infill multiple-family development on its own or could be consolidated with the adjacent property at 3723 Manor Street to form a smaller infill assembly site for redevelopment using CD Comprehensive Development District zoning. Staff are currently reviewing a range of alternate housing forms being applied in different urban jurisdictions and are working with applicants on two rezonings for infill multiple family developments.

If the subject property on its own were to be redeveloped for either a two-family dwelling or a smaller infill development, the adjacent property at 3723 Manor Street would be isolated. However, 3723 Manor Street as a small lot for single-family dwelling development retains a relatively high assessed value and attractiveness for that use.

The pursuit of a rezoning application for a site specific, higher-density infill project for the subject property by itself or on a smaller assembly site is possible and would be encouraged. The current property owners have been informed of the potential to pursue an infill multiple-family project on the subject property or on a smaller assembly site including the adjacent 3723 Manor Street. However, it is acknowledged that the development of a two-family dwelling is permitted under the existing R5 Residential District zoning of the subject property.

For this reason, and given the existence of the two-family dwelling and the 401 Motor Inn within the planned assembly sites, this Department, unless otherwise directed by Council, would release a building permit for a new two-family dwelling at 3729 Manor Street, if such an application were received, subject to full compliance with the existing R5 Residential District, and requirements of the Chief Building Inspector.

## 2.0 NEW SINGLE-FAMILY DWELLING - 3785 MANOR STREET

A further written enquiry has also been received proposing construction of a new single-family dwelling on the property at 3785 Manor Street (see **attached** Sketch #2) in accordance with the existing R5 Residential District zoning. The lot, which measures 10.06 m (33 ft.) by 37.19 m (122 ft.) with an area of 374.13 m<sup>2</sup> (4,027.23 sq. ft.), is located within the Council-adopted Community Plan Eight (see **attached** Sketch #3). Community Plan Eight designates the subject property for future consolidation and redevelopment with adjoining properties to the east and west for medium density multiple-family development under CD Comprehensive Development District based on the RM2 Multiple Family Residential District guidelines. The owners are aware of the objectives of Community Plan Eight as it relates to the subject property, but notwithstanding this, a request to develop a new single-family dwelling under the prevailing zoning has been forwarded.

As noted above, the indicated site assembly for redevelopment of the subject property requires consolidation with the adjacent lots within the block. Also included within the suggested assembly site is a portion of the Esmond Avenue road right-of-way and the properties at 3745 and 3737 Manor Street along with the eastern half of 3729 Manor Street, as noted in Section 1.0 above.

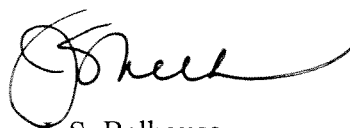
The subject property at 3785 Manor Street is currently developed with an older single-family dwelling, constructed in 1920, which is in poor condition. To the west of the subject site at 3779 Manor Street is an existing, older single-family dwelling constructed in 1910, which is in fair condition. Adjacent to the east at 3787 Manor Street is an older single-family dwelling, constructed in 1958, also in fair condition and at 3795 Manor Street is a newer, large single-family dwelling constructed in 1984 which is in good condition. The remainder of the block designated for consolidation with the subject property for RM2 multiple-family redevelopment is developed with a mix of older single-family dwellings in fair to good condition with one existing two-family dwelling located at 3737 Manor Street.

To help preserve future development potential, the City has in the past acquired properties within Community Plan Eight particularly west of Broadview Park to prevent the construction of new single or two-family dwellings that would otherwise impede the orderly assembly of future multiple-family development sites. The City, however, does not own any properties within the north side of the subject block of Manor Street, which is considered a transitional area. The higher priority is to protect the development potential of the Community Plan area south of Manor Street.

The identified assembly site for RM2 redevelopment is influenced by the Grandview Highway corridor to the north, which may act as a deterrent to future multiple-family development in line with the adopted Community Plan Eight. However, the main deterrent to multiple-family redevelopment is the existence of ten single-family lots within the block, of which eight are small, 10.06 m (33 ft) wide lots and consequently their value on a per square foot basis as single-family lots is generally considered to exceed their value for RM2-type multiple-family development. The assessed land value for each of the eight small lots is \$224,000 or \$55.62/sq.ft. and the assessed land values for the two larger end lots are \$342,000 or \$42.47/sq.ft. for 3753 Manor Street and \$279,000 or \$43.15/sq.ft. for 3795 Manor Street.

The pursuit of a rezoning application for a site specific, higher-density infill project for a smaller site assembly including the subject property at 3785 and one or two of the adjacent properties is possible and would be encouraged. The current property owners have been informed of the potential to develop an infill multiple-family project on a smaller assembly site. However, it is acknowledged that the development of a new small-lot single-family dwelling is permitted under the existing R5 Residential District zoning of the subject property and may represent the highest and best use of the subject property based upon land values for single-family development lots. For this reason, and given the unlikelihood of multiple-family redevelopment of the planned assembly site in line with the Community Plan in the near future, this Department, unless otherwise directed by Council, would release a building permit for a new single-family dwelling at 3785 Manor Street, if such an application were received, subject to full compliance with the existing R5 Residential District, and requirements of the Chief Building Inspector.

This is for the information of Council.

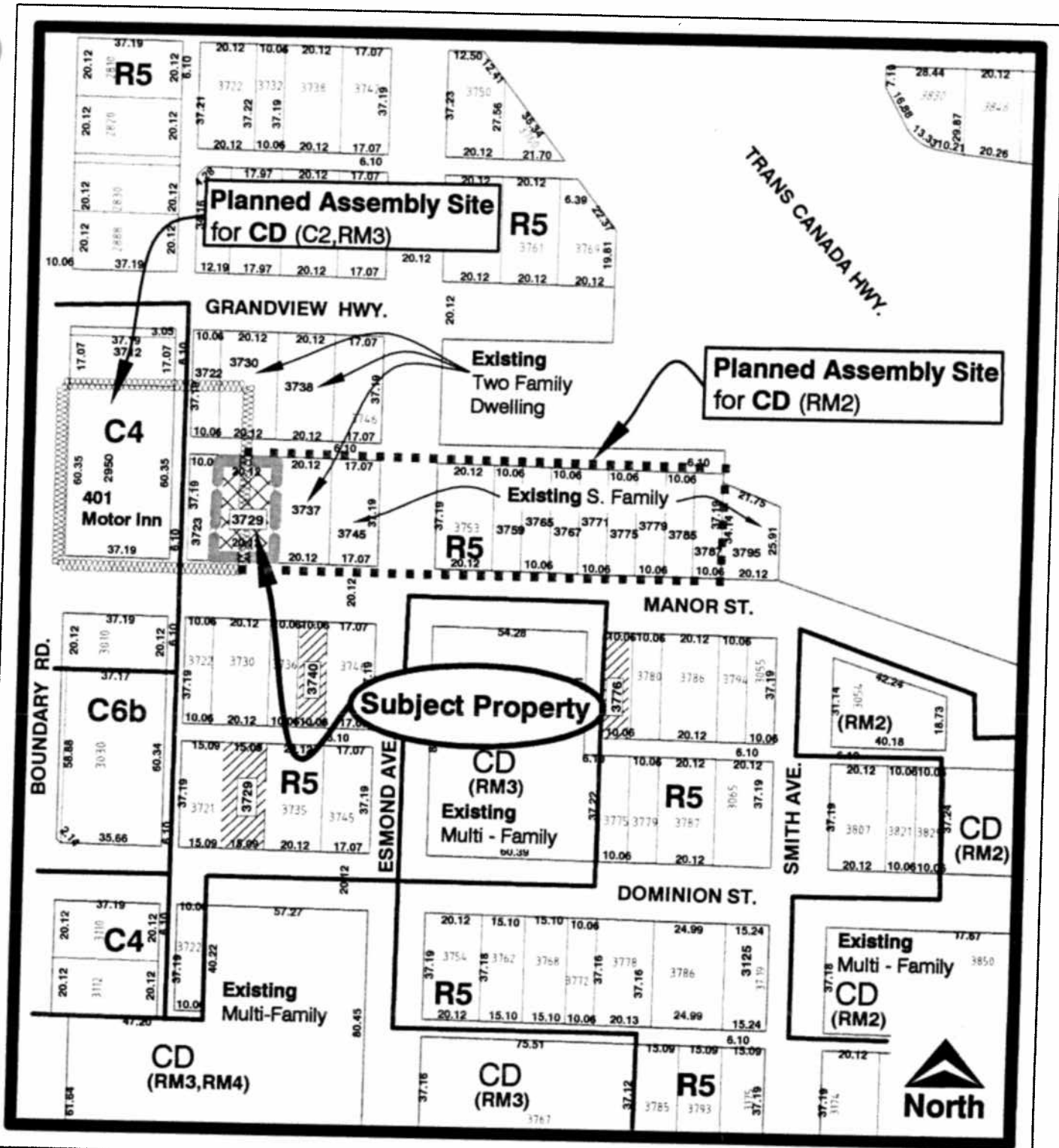


J. S. Belhouse  
Director Planning and Building

JK:gk  
Attach

cc: Chief Building Inspector  
City Solicitor

P:\Jennifer\Siting Approvals\PL - Request for Const 3700 Block Manor Street.wpd



City of Burnaby

## Planning and Building Department

Scale: 1 = 2000

Drawn By: J.P.C.

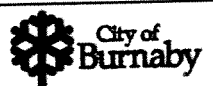
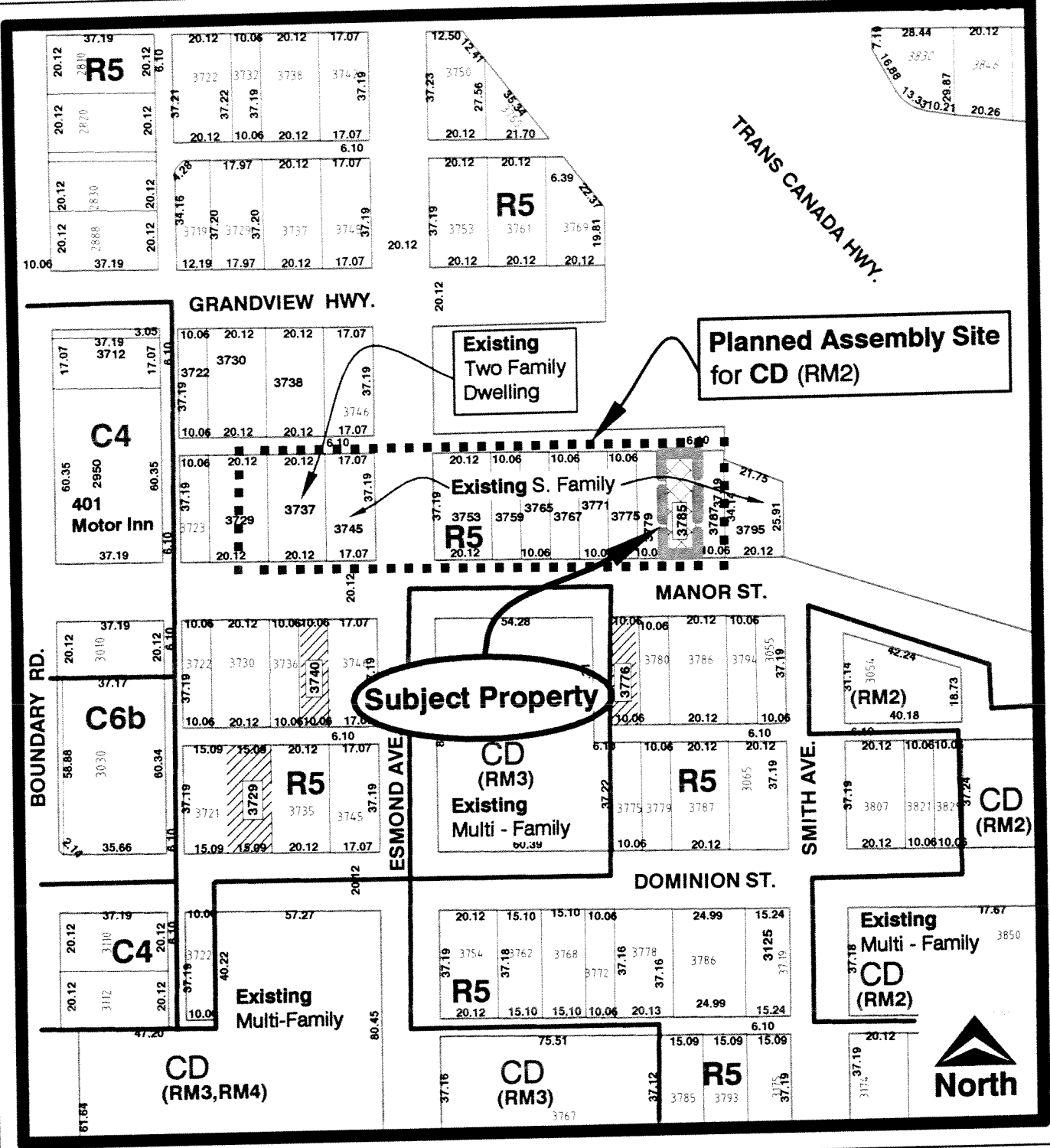
Date: February 2003

**Proposed New Two Family Dwelling**  
3729 Manor Street



City Owned Property

Sketch # 1



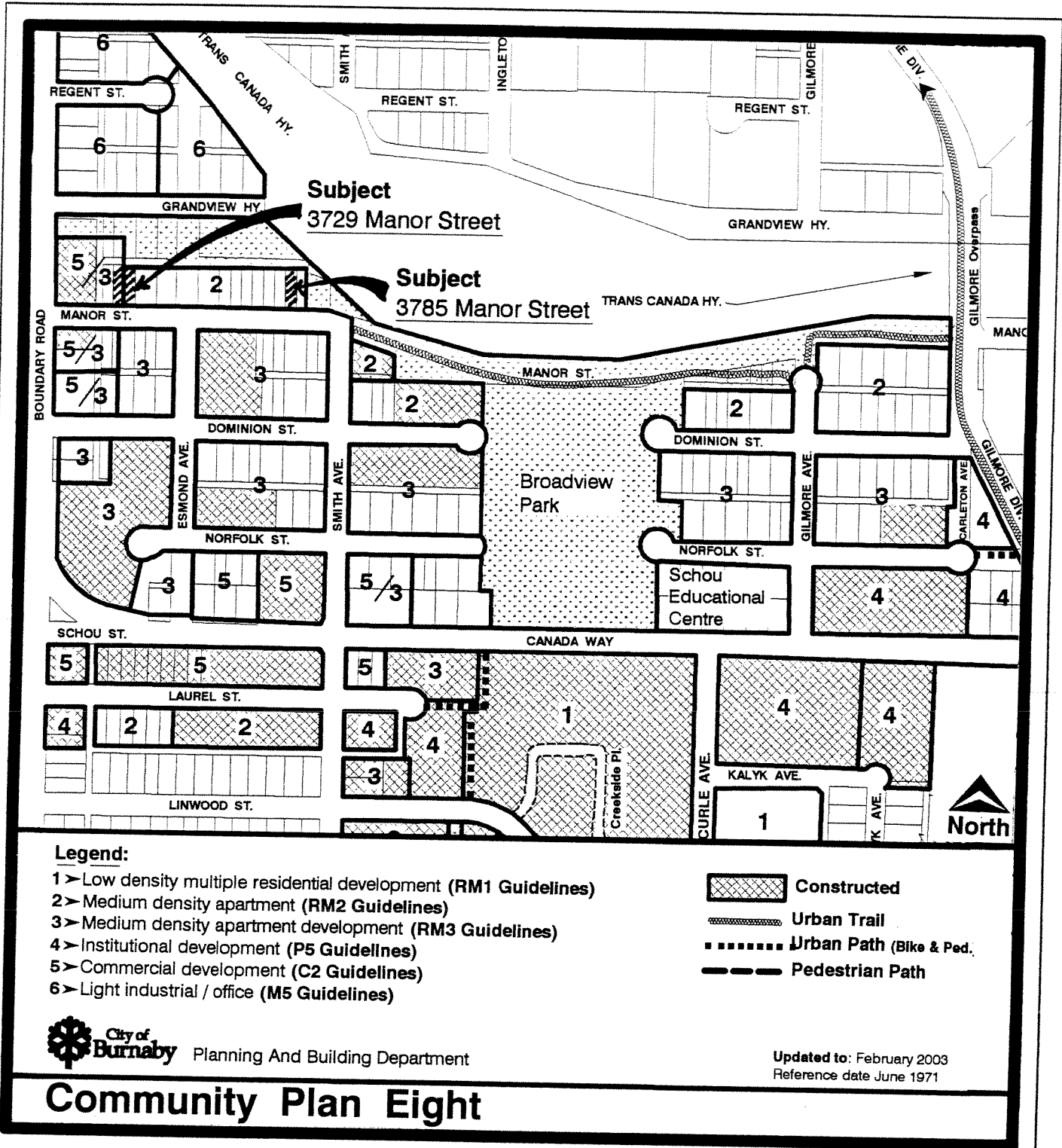
**Planning and Building Department**

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 Date: February 2003

**Proposed New Single Family Dwelling**  
 3785 Manor Street


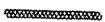




**Sketch # 2**



**Legend:**

- 1 > Low density multiple residential development (RM1 Guidelines)
- 2 > Medium density apartment (RM2 Guidelines)
- 3 > Medium density apartment development (RM3 Guidelines)
- 4 > Institutional development (P5 Guidelines)
- 5 > Commercial development (C2 Guidelines)
- 6 > Light industrial / office (M5 Guidelines)

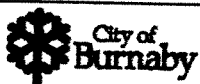
-  Constructed
-  Urban Trail
-  Urban Path (Bike & Ped.)
-  Pedestrian Path



City of Burnaby Planning And Building Department

Updated to: February 2003  
Reference date June 1971

# Community Plan Eight



## Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: February 2003

**Proposed New Two - Family Dwelling**

3729 Manor Street

**Proposed New Single Family Dwelling**

3785 Manor Street

Sketch # 3

