

RE: REZONING REFERENCE #29/81
129 NORTH STRATFORD AVENUE
LOT "C", BLOCK 58, D.L. 218, PLAN 11818
(ITEM 32, REPORT NO. 32, 1981 JULY 13/ITEM #6 ON PAGES 359-363)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER 1981 AUGUST 18
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #29/81
129 North Stratford Avenue
Lot "C", Blk. 58, D.L. 218, Pl. 11818
From: R5 Residential District
To: R9 Residential District

RECOMMENDATION:

THAT this report be received for information purposes.

Report

Arising out of discussion of the subject rezoning request at the 1981 August 11 Public Hearing, the Planning Department was requested to provide information on the height of buildings permitted under the current R5 zoning versus the proposed R9 zoning with respect to the potential impact the subject rezoning may have on the views of the adjacent properties.

1.0 GENERAL COMMENTS:

- 1.1 Council is advised that building height regulations of the R5 and R9 Districts as outlined in the Zoning Bylaw are as follows:
R5: 105.2 Height of Buildings:
(1) The height of a building shall not exceed 9.8 m (32.12 ft) or 2½ storeys.

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- (2) The height of a duplex dwelling shall not exceed 9.0 m (29.53 ft.) or 2 storeys.
- (3) The height of a semi-detached dwelling shall not exceed 5.5 m (18 ft) or 1 storey. (B/L No. 7477-80-03-10)

R9: 109.2 Height of Buildings:

- (1) The height of a building shall not exceed 9.8 m (32.12 ft) nor 2½ storeys.

1.1

The Planning Department has conducted a site review of the immediate area and refers Council to the attached sketch which records the number of storeys to which the residential buildings surrounding the site in question have been constructed. However, Council is advised that the land in this area possesses a rather steep slope generally from the west to the east where there are unrestricted views of the Burrard Inlet, Indian Arm, North Shore mountains and Burnaby Mountain. It is also important to note that the existing residence on the subject site and those on the two properties to the immediate north and one to the south fronting the east side of Stratford Avenue observe fairly deep front yard setbacks ranging from 35 to 60 ft which is somewhat greater than the required 19.69 ft. under the bylaw.

1.2

The Planning Department advises that the only properties whose view may be affected by the subject rezoning, assuming that the proposed residential construction would be built to the maximum permitted under the bylaw, would be those two lots located to the immediate south fronting Stratford Avenue. Those properties located to the west fronting Marwick Avenue and those further to the south fronting Stratford Avenue are situated at a somewhat higher elevation and would not likely be affected.

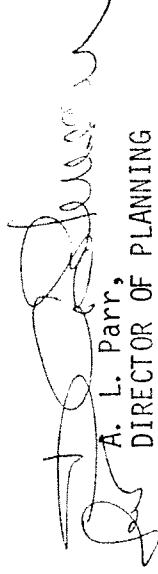
1.3

Should Council wish to reduce the potential view obstruction for the two properties to the immediate south, it could achieve this by adding a prerequisite condition to rezoning in this case, requiring registration of a Restrictive Covenant under Section 215 of the Land Titles Act over the two proposed lots, to ensure that a greater front yard setback or a reduced maximum building height be observed in the construction of single family dwellings.

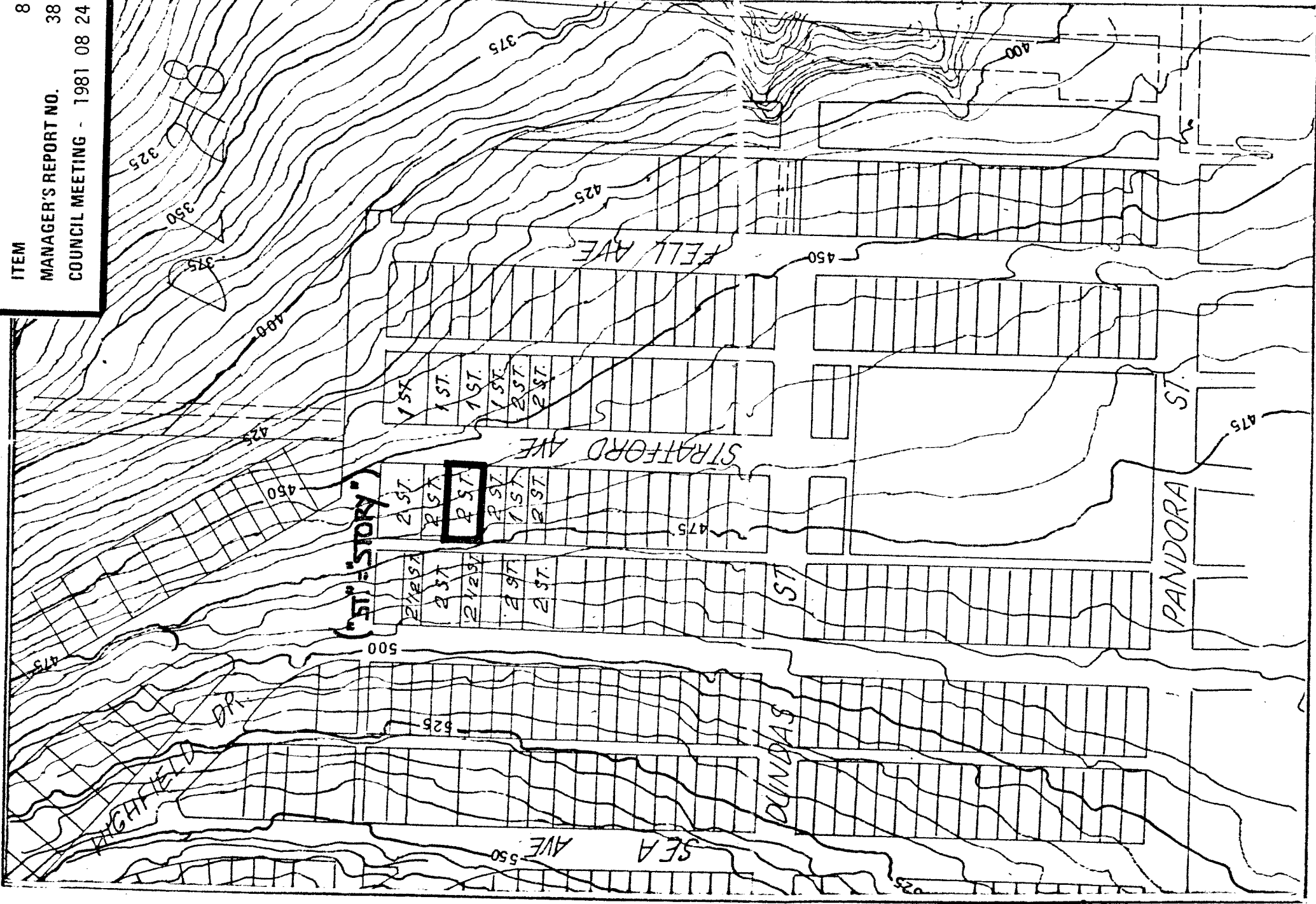
The foregoing is provided the information of Council.

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PDS/g1

Attachment


A. L. Parr,
DIRECTOR OF PLANNING

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Date

1981 AUGUST

Scale

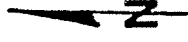
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Drawn By

E.P.



Burnaby Planning Department



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subject site

