

ITEM 7
MANAGER'S REPORT NO. 50
COUNCIL MEETING 1983 07 25

RE: 7012 HASTINGS STREET EAST
LOT 4, D.L. 207, PLAN 4032
(REPORT TO COUNCIL 1982 NOVEMBER 29, REPORT NO. 66 ITEM 7)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning and Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1983 JULY 14

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

RE: 7012 HASTINGS STREET EAST
LOT 4, D.L. 207, PLAN 4032

RECOMMENDATION:

1. THAT this report be received for information purposes.

Background:

At its regular meeting of 1982 November 29, Council received a report dealing with correspondence describing the HUDAC Triple "A" Starter Home. Council adopted the following recommendations contained in that report:

1. THAT Council endorse the HUDAC Triple "A" Starter Home concept on the basis that a demonstration project of prototype units on individual lots distributed through a variety of established or newly developing neighbourhoods, in accordance with current Burnaby zoning and building regulations would be welcomed.
2. THAT HUDAC Greater Vancouver, #3 - 15355 - 102A Avenue, Surrey, B.C., V3R 7K1, be sent a copy of this report.

The Planning & Building Inspection Department is now in receipt of an application for a building permit to authorize the construction of such a starter home as a residence in Burnaby.

Report:

Mr. A. Deby of 5151 Highfield Drive, Burnaby, has made application to construct the first phase of a Triple "A" Starter Home on property owned by himself at 7012 East Hastings Street. The proposed 1½ storey, 66.9 sq. metre (720 sq. ft.), single-family dwelling will provide approximately 101.7 sq. metres (1095 sq. ft.) of living area, with a

construction value of \$40,000 as estimated by the applicant. The proposed site is zoned R-4 Residential District and the 15.24 m (50 ft.) x 56.1 m (184.1 ft.) lot is suitable in all respects for the residence and its future expansion.

In its initial stage, the proposed residence is considerably smaller than the newer homes on the street, and may be considered somewhat incompatible in design with the majority of them. There is, however, no evidence that the design will depreciate the value of the other buildings in the area.

For comparison purposes, the assessed value of other improvements in the same block range from a high of \$111,300 for a two-storey residence built in 1975 to a low of \$1,700 for a very old adjacent home.

The drawings submitted by the applicant are available for viewing in the Plan Checking Division if so desired by members of Council.

Unless Council directs otherwise, a building permit will be issued for the proposed construction in the very near future.

This report is for the information of Council.



A.L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

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