

ITEM 6  
MANAGER'S REPORT NO. 64  
COUNCIL MEETING 84/10/15

RE: LETTER FROM MS. ANTONIA IRING AND PETITIONERS  
DWELLING UNDER CONSTRUCTION AT 3570 KALYK AVENUE  
(Item 4, Report No. 50, 1984 August 07)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1984 October 11  
FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 02.240 Sections 100/102  
SUBJECT: ITEM OF CORRESPONDENCE FROM MS ANTONIA IRING DWELLING UNDER CONSTRUCTION AT 3570 KALYK AVENUE

=====

RECOMMENDATION:

1. THAT a copy of this report be sent to Ms Antonia Iring and those residents of Kalyk Avenue and vicinity who signed the petition submitted to Council.

REPORT

Appearing on the Council Agenda for 1984 October 15 is a letter and petition signed by twenty-eight (28) residents of the Kalyk Avenue area, expressing concerns about the impact on their neighbourhood of a house presently under construction in their area, and requesting a review of the Zoning Bylaw as it relates to the R5 District.

Council will recall that an information report was received at the Council meeting on 1984 August 01 describing the subject dwelling, for which a Building Permit had been issued based upon demonstrated satisfaction of the regulations governing development in the R5 Residential District. The report went on to inform Council that staff were exploring means to establish further control over the bulk of single-family dwellings in residential areas, in view of the large size of some of the building proposals being submitted for approval and the attendant concern about potential scale disruption in established, existing neighbourhoods.

Subsequently, in response to an enquiry raised at the 1984 October 01 meeting, Building Inspection staff have conducted a detailed field inspection and have reported that the construction completed to date conforms in all respects to the approved permit plans, which in turn comply with all the pertinent requirements of the Zoning Bylaw. This information has been conveyed to the member of Council who made the enquiry.


ITEM 6  
MANAGER'S REPORT NO. 64  
COUNCIL MEETING 84/10/15

113

The review of present bylaw controls on building bulk and height in residential areas is proceeding, and staff of the Planning & Building Inspection Department are continuing to explore alternative methods by which an effective control can be achieved to prevent future examples of glaring scale contrasts, while still providing reasonable and realistic building floor area potential to meet the accommodation needs of families and also retaining a high degree of design flexibility. The results of this review will be presented to Council as soon as the investigation is complete and it is possible to provide conclusions and recommendations. It is expected that this can be accomplished within the next two to three months.

*AL*  
DGS:lf

cc: Chief Building Inspector

  
A. L. PARR  
DIRECTOR PLANNING &  
BUILDING INSPECTION