

ITEM 16
MANAGER'S REPORT NO. 68
COUNCIL MEETING 85/10/28

RE: STATUS ON REZONING REFERENCE NO. 114/81
7607 ELWELL STREET
X-REFERENCE SUBDIVISION NO. 67/81

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 OCTOBER 23

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

RE: REZONING REFERENCE #114/81
7607 ELWELL STREET
X-REFERENCE SUBDIVISION #67/81

RECOMMENDATION:

THAT Council confirm at this time that Final Adoption of the subject rezoning request will be given favorable consideration upon satisfaction of the established prerequisite conditions.

REPORT

Arising out of the report on the above subject at Council on 1985 October 21 (Item 10, Manager's Report No. 66) was a request for further information regarding the house relocation and setback regulations pertaining to the proposed R9 zoning.

As Council is aware, the Board of Variance has granted the necessary relaxation to permit relocation of the existing dwelling. The owner has now received the required building permit to move the house and relocate it onto the proposed northerly lot.

Attached is a copy of the plan showing the dwelling as it will be located on proposed Lot 1. It should be noted that under the R9 zoning category, if the width of a lot is less than 40 ft., the required side yard on each side of the building may be reduced to a minimum of 10% of the lot width, provided that the minimum side yard on any one side is not less than 2.95 feet. In this case, the side yards could be 3.74 ft. since the proposed lot is 37.39 ft. in width.

However, as can be seen on the plan, 3.94 ft. side yards are being shown. The owner is raising and turning the house to enable relocation onto Lot 1. Additionally, the width of the dwelling will be reduced from 32 ft. to 29.51 ft. in order to maintain the existing windows which require a minimum limiting distance of 3.94 ft. under the National Building Code.

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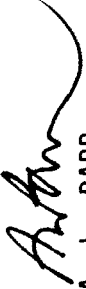
All minimum R9 setbacks are being observed, (shown on plan) as follows:

192

	<u>Required</u>	<u>Provided</u>
Front Yard	19.69 ft.	20.00 ft.
Side Yards	3.94 ft.	3.94 ft.
Rear Yard	24.61 ft.	24.67 ft.

Further, for information, the owner has had the dwelling raised and the heat and hot water disconnected in order to proceed with the relocation.

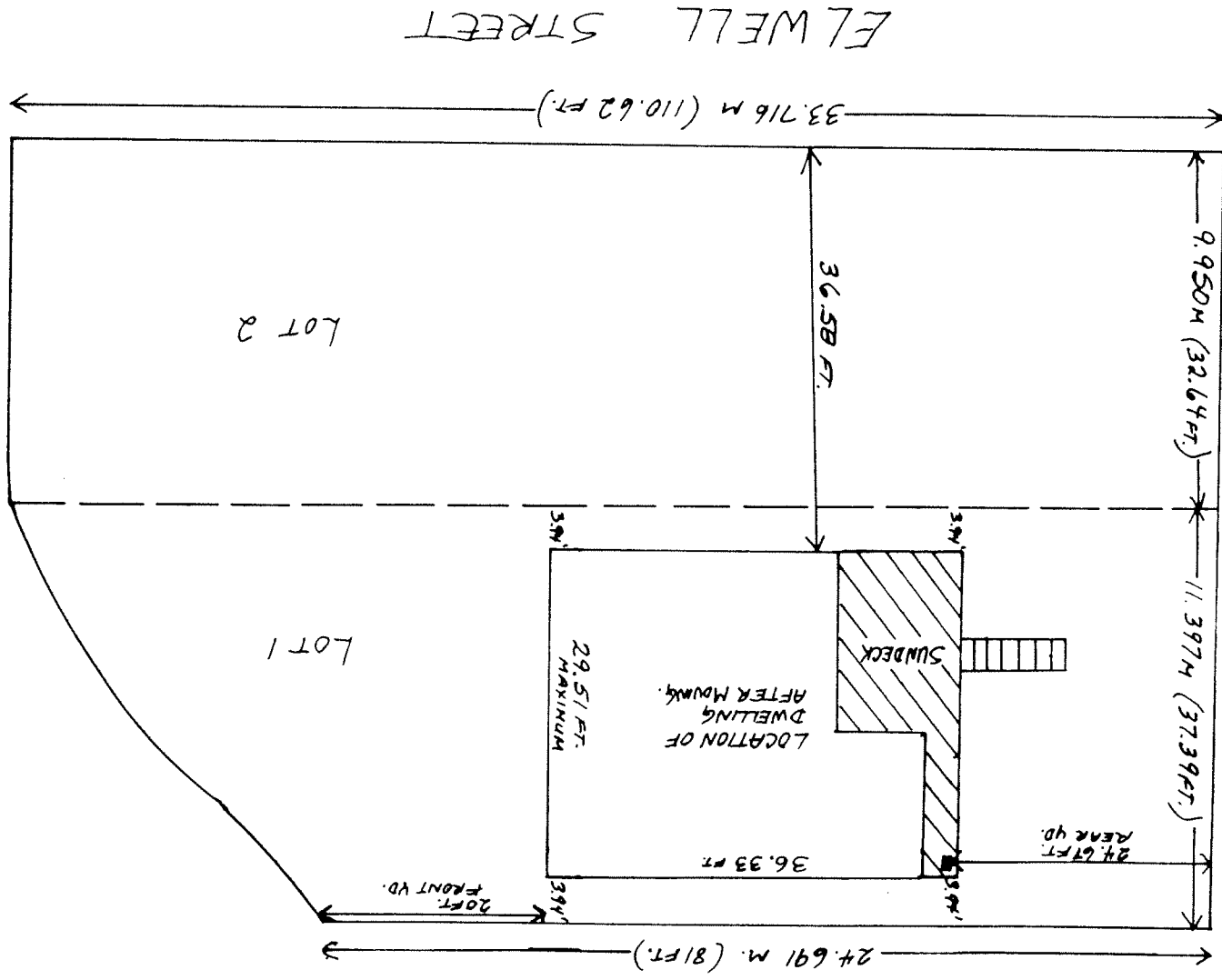
In conclusion, we would confirm that the owner is complying with all necessary requirements in order to achieve final approval. Under the circumstances, it is therefore requested that Council indicate its support for favorable consideration of final rezoning approval upon completion of the established prerequisite conditions.


A. L. PARR,
DIRECTOR PLANNING &
BUILDING INSPECTION

CM:ad
Att.

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NOELANI PLACE



Date

1985 OCTOBER

Scale

1/16" = 1'-0"

Drawn By

C. M.



Burnaby Planning Department

REZONING REFERENCE # 114/81

PLAN SHOWING SETBACKS
 AND HOUSE WIDTH AFTER
 DWELLING IS RELOCATED.

