

RE: LETTER FROM B & S SIME, 7068 GRAY AVENUE, BURNABY, B.C., V5J 3Y8
PETITION REGARDING PROPOSED SINGLE-FAMILY DWELLING AT 7080 GRAY AVENUE, BURNABY
LOT 6, BLK 9, DL 99, PLAN 1490

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 JULY 23

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

RE: PETITION REGARDING PROPOSED SINGLE-FAMILY
DWELLING AT 7080 GRAY AVENUE, BURNABY
LOT 6, BLOCK 9, D.L. 99, PLAN 1490

RECOMMENDATIONS:

1. THAT this report be received for information purposes.
2. THAT a copy of this report be sent to B. and S. Sime, 7068 Gray Avenue, Burnaby, B.C., V5J 3Y8.

BACKGROUND:

On 1985 July 18, the Department of Planning & Building Inspection received a copy of a petition addressed to the Mayor and Council, signed by 30 Burnaby residents. The petitioners represent 16 properties on Gray Avenue in the neighbourhood of 7080 Gray Avenue where an existing burned-out, single-family dwelling has recently been demolished by a new owner. They have expressed concern over the size of the proposed new single-family dwelling.

REPORT:

An application for a building permit was received 1985 July 04 for the construction of a large two-storey, single-family residence on the subject property. The proposed building is 22.4 m (73.5 feet) x 12.8 m (42.0 feet) and will provide 286.8 m² (3087 sq. feet) of floor area on each of two levels including an enclosed two-car garage at the lower level. Apart from the usual kitchen, living, dining, and bathroom areas, the submitted drawings show four bedrooms and a family room on the upper floor with two bedrooms, a bedroom/den, a recreation room and kitchen on the lower floor. Lot coverage will be approximately 31%, whereas 40% is permissible in the R5 Zone involved. The applicant has applied for in-law accommodation for his parents on the lower floor.

The surrounding neighbourhood consists primarily of modest one-storey, single-family dwellings with full basements or cellars constructed in the 1940s or 1950s. Some of the dwellings have been added onto in recent years.

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The proposed new building is larger and to an extent architecturally at variance with the neighbouring buildings; however, the majority of building lots in the area are of a comparable size and offer a potential for similar redevelopment in the future.

In all respects the application complies with the requirements of the Burnaby Zoning By-Law. Unless Council advises to the contrary, a building permit will be issued once the necessary plan checking and other paper work has been completed.



A.L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

FRM:lm