

ITEM 14
MANAGER'S REPORT NO. 37
COUNCIL MEETING 86/06/09

RE: LETTER FROM MRS. G.J. SMART WHICH APPEARED ON THE AGENDA FOR THE
1986 MAY 26 MEETING OF COUNCIL (Item 5 b)
LARGE DWELLING 4200 BLK BURKE STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1986 JUNE 03

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: LETTER APPEARING ON 1986 MAY 26 AGENDA
RE: LARGE DWELLING BEING BUILT IN
4200 BLOCK BURKE STREET

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RECOMMENDATION:

1. THAT a copy of this report be sent to Mrs. G. J. Smart,
4268 Burke Street, Burnaby, B.C. V5H 1B4

REPORT

At the 1986 May 26 meeting of Council an item of correspondence was received expressing concerns related to large houses that are built in areas where they are out of scale with prevailing development. Specific comments made by the writer included effect on property values and the potential for occupancy by more than one family in the future, and Council was asked to prevent such homes being built in established residential districts.

The essence of the concern about building bulk was addressed in a staff report submitted to Council on 1985 October 28, which has been referred to the Housing Committee. The report followed a comprehensive review of the problems associated with excessive bulk of buildings in residential areas, and recommended a series of amendments to the Zoning Bylaw, designed to reduce the potential for unduly bulky development. This report has been considered by the Committee and referred back to a future meeting of the Council sitting as a Committee of the Whole.

With reference to the particular circumstances in the case of a new dwelling under construction adjacent 4268 Burke Street, as outlined in Mrs. Smart's letter, Council is advised that a Building Permit has been issued for a new single-family dwelling at 4256 Burke Street, immediately west of the correspondent's property, and the house is presently under construction. The building in question is technically classed as a two-storey dwelling with no basement, the lowest level of which might, however, be described as an "above-ground basement" in that it is set essentially at grade level, with the principal living level situated above. Each of the two floors consists of 3222 square feet, resulting in a site coverage of 25.8% and the equivalent of a 0.516 Floor Area Ratio, based on the lot area of 12,620 square feet.

Re: Letter Mrs. G. J. Smart
New Dwelling 4200 Block Burke Street
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The ground floor level has clear ceiling heights of 10 feet and greater, which contributes to the vertical scale of the building, but it should be noted that the building as designed is well within the maximum height limit set out in the Bylaw.

In fact, the new dwelling is well within the Zoning Bylaw's parameters for building height, bulk, coverage, siting etc. Nonetheless, it is indisputable that the new dwelling tends to dominate the area by comparison with the form and type of housing that prevails in the neighbourhood, being primarily single-storey and split-level houses about 30 years of age.

The resulting incongruity that is exhibited between this new house and its neighbours illustrates quite graphically the problems that are more frequently being encountered as new houses replace older, more modest dwellings on lots in the established areas of the Municipality. A new residence that would not be out-of-the ordinary in a new subdivision often appears conspicuous and dominating in a setting that is characterized by earlier, smaller buildings. While the text amendments that have been put forward propose standards to reduce the potential for excessive bulk in absolute terms, they do not attempt to limit new development by direct comparison with adjacent buildings. As a result the proposed standards would not have prevented approval of a dwelling of the type being constructed at 4256 Burke Street.

Turning to the matter of potential for illegal occupancy, it is acknowledged that creation of illegal dwelling units is often linked to the creation of excessive building bulk, due to the fact that the space is already there and probably also to the attraction of earning extra income to offset the cost incurred in creating the additional space. Council has recently been advised of several instances where second and third units have been illegally introduced into single-family dwellings, along with the negative consequences of the same in terms of neighbourhood impact.

As noted in another report appearing on this agenda, the development of illegal suites is a matter of Municipal concern and is responded to on the basis of enforcement procedures as determined through Council policy.

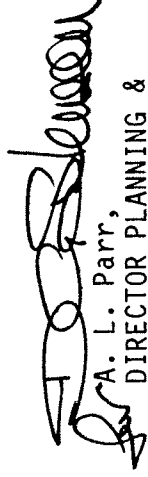
In the case of 4256 Burke Street, the plans as submitted for the lower level of the building showed a variety of finished rooms, resulting in discussions with the applicant regarding the proposed occupancy, and the registration of a Restrictive Covenant under Section 215 of the Land Title Act. The covenant witnesses that the dwelling as approved is to be used for single-family purposes only, and would serve to notify any future purchasers of this fact in the event that there is a change in ownership.

In summary, the concerns expressed by Mrs. Smart are acknowledged as general issues that are intended to be dealt with in part through amendments to the Zoning Bylaw that are presently under consideration, and in part through enforcement procedures, including enforcement of a Restrictive Covenant.

This is for the information of Council.

ALP

DGS:mdw


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

C.C. Chief Building Inspector