

RE: LETTER FROM MR. AND MRS. J.V. NERATINI WHICH APPEARED ON THE AGENDA FOR
THE MARCH 09TH MEETING OF COUNCIL (4 F)
BURNABY ZONING BYLAW - PROPOSED BULK REGULATION AMENDMENTS

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1987 March 10

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: BURNABY ZONING BYLAW - PROPOSED BULK REGULATION AMENDMENTS
=====

RECOMMENDATION:

1. THAT a copy of this report be forwarded to Mr. & Mrs. J. V.
Neratini, 370 S. Glynde Avenue, Burnaby, B.C. V5B 3J6

REPORT

At its regular meeting of 1987 March 09, Council received a petition representing six addresses on Capitol Hill in the vicinity of the intersection of S. Glynde Avenue and Empire Drive. The petitioners commend Council for its consideration of proposals to amend the present zoning by-law as it relates to excessively massive single- and two-family residential buildings.

The petitioners refer specifically to the property addressed 304 S. Glynde Avenue at the south-east corner of the intersection of S. Glynde Avenue and Empire Drive. The property has recently been cleared of all existing buildings and is now offered for sale. In the event that a building permit application be received for the property, the petitioners ask if the permit could be withheld until such time as the proposed bulk regulation amendments are firmly in place.

As reported to Council at its meeting of 1987 March 09, the Building Inspection Divison is continuing to process building permit applications while the amendments are under consideration. That report (Attachment #1), identified the procedure whereby any application for a grossly oversized or incompatible residence would be referred to Council with the recommendation that the permit be withheld.

Planning & Building Inspection Department
Re: Proposed Bulk Regulation Amendments
1987 March 10

Page 2


ITEM 2
MANAGER'S REPORT NO. 19
COUNCIL MEETING 87/03/16

103

The petitioners' concerns that an overly tall or bulky building might be authorized at 304 S. Glynde Avenue prior to adoption of the amended by-law will be addressed in this way.

FRM/jce
Attach.

cc: Chief Building Inspector


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM 2
MANAGER'S REPORT NO. 19
COUNCIL MEETING 87/03/16

RE: PERMIT APPLICATIONS FOR LARGE RESIDENTIAL BUILDINGS
(Item 16, Report No. 1, 1987/January 05)

ATTACHMENT #1

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1987 MARCH 03

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: PERMIT APPLICATIONS FOR LARGE RESIDENTIAL BUILDINGS

RECOMMENDATION:

1. THAT this report be received for the information of Council.

BACKGROUND:

At its regular meeting of 1987 January 05, while considering a residential building permit application for 4361 Victory Street, Council moved to direct staff by resolution to prepare amendments to the Burnaby Zoning By-Law 1965 to control the bulk of buildings that may be constructed in single- and two-family zoning districts. This report is to advise Council as to the processing of permit applications while the proposed bulk housing amendments are under consideration.

REPORT

The Building Inspection Division is now processing applications for residences which, although in compliance with the requirements of the present Zoning By-law, are at variance with the proposed bulk regulation amendments.

Many of the residences within this group of applications are of two-storey construction with or without a cellar with a floor plate on each of the two storeys of approximately 2300 square feet and with first storey finishing tending itself to an intent for separate occupancy. In general, they represent the type of over-building and potential illegal occupancy viewed with concern by staff and Council.

ITEM 2
MANAGER'S REPORT NO. 19
COUNCIL MEETING 87/03/16

Planning & Building Inspection Department

Re: Permit Applications - Large Residential Buildings
1987 March 03

ATTACHMENT #1

Page 2

While the proposed bulk housing amendments are being further evaluated by staff, forwarded to Public Hearing, and considered for adoption by Council, it is necessary that the applications on hand and any others received for processing be dealt with in a systematic fashion with permits issued as expeditiously as possible. To this end, unless otherwise directed by Council, the Building Inspection Division will continue to:

- (1) Refer any grossly oversized and incompatible proposed residences to Council with the recommendation that the permits be withheld as authorized under Section 981 of the Municipal Act, as in the recent case of 7928 Rosewood Street.
- (2) Reject all applications which incorporate features such as multiple bar sinks, multiple sets of extra plumbing, additional sets of exterior entrances and layouts that clearly indicate an intent for separate occupancy as reported to Council 1987 February 23.
- (3) Process all other applications in the normal fashion.

This is for the information of Council.



A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

FRM/jce

cc: Chief Building Inspector
Municipal Solicitor