



RE: APPLICATION FOR RESIDENTIAL BUILDING PERMIT
4361 VICTORY STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER SUPPLEMENTARY
1987 February 19

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: APPLICATION FOR RESIDENTIAL BUILDING PERMIT
4361 VICTORY STREET

RECOMMENDATION:

1. THAT a copy of this report be forwarded to Mr. & Mrs. J. Oakland, 4226 Irmin Street, Burnaby, B. C. V5J 1X5

REPORT

Council is in receipt of a letter from John and Christina Oakland of 4226 Irmin Street, Burnaby, requesting that Council deny the issuance of a building permit for a single-family dwelling proposed for construction at 4361 Victory Street.

At its meeting of 1987 January 05, Council adopted two recommendations put forward by the Municipal Manager relating to the initial application for a residential building permit for 4361 Victory Street as follows:

1. THAT Council advise the applicant for a Building Permit for 4361 Victory Street that it is not prepared to issue the permit as the dwelling proposed is considered to be of such design that it would depreciate the value of other buildings or structures in the area in which it is proposed to be erected.
2. THAT Council by resolution direct staff to prepare amendments to the Burnaby Zoning By-law 1965 to control the bulk of buildings that may be constructed in the single- and two-family zoning districts.

Staff subsequently worked with the applicant and his designer to significantly reduce the bulk of the proposed dwelling to a more acceptable size, and to revise the design with respect to its relationship to the surrounding area (view obstruction, privacy, sun shading, etc.).

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The amended design, with a total finished floor area of 6271 sq. ft. (including the cellar), contains six bedrooms and six bathrooms, and although still representing a large house by prevailing standards is greatly improved with regard to its adverse impact upon the neighbourhood.

At its meeting of 1987 February 09, Council received a further information report which identified the amended status of the design and which advised of staff's intention to issue a building permit based upon the revised plans unless otherwise directed by Council. Arising from Council's consideration of the matter on that occasion, a motion was made that the issuance of a permit be postponed until after February 17. In that this date has passed without any direction to the contrary from Council, the permit for the revised plans will be issued forthwith.

FRM/jce

cc: Municipal Solicitor
Chief Building Inspector



A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

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