

RE: APPLICATION FOR RESIDENTIAL BUILDING PERMIT
3790 MOSCROP STREET, BURNABY
(Item 10, Report No. 34, 1987 May 19)
(Item 14, Report No. 17, 1987 March 09)

ITEM	SUPPLEMENTARY	14
MANAGER'S REPORT NO.		40
COUNCIL MEETING		87/06/08

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 JUNE 05

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: APPLICATION FOR RESIDENTIAL BUILDING PERMIT
3790 MOSCROP STREET, BURNABY

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RECOMMENDATIONS:

1. THAT recommendation #3 of Item 10, Municipal Manager's Report No. 34, 1987 May 19, be amended to read:

"THAT staff be authorized to work with the applicant toward a suitable plan of development in accordance with the terms outlined in this report."

2. THAT a copy of this report be sent to the applicant:
Mr. P.S. Balasubramanian, 10900 Oriole Drive, Surrey,
B.C. V3R 5A5.

R E P O R T

1.0 BACKGROUND AND SUMMARY

On 1987 May 19 (see attached), Council adopted the recommendations of Item 10, Manager's Report No. 34, after hearing a delegation on behalf of the owner of the property at 3790 Moscrop Street. These recommendations directed withholding of a building permit for a single-family dwelling proposal that was judged by staff to be grossly excessive, and that the application be processed in accordance with the new Residential Bulk Standards, upon their adoption. The last paragraph of the report referred to the option of working with the applicant.

Subsequent to Council's direction, staff have met with the property owner and his designer in order to achieve a scheme that satisfies the newly-adopted standards, and have worked out a plan which meets the owner's needs and is close to satisfying the bulk regulations. In response to a request from the applicant and in order to be consistent with the Municipality's handling of similar instances where permits were withheld while the Bylaw was under consideration, staff are now recommending an amendment to recommendation 3 of the May 19 report, which directed staff to process the permit application in conformance with the requirements of the new regulations upon their adoption.

2.0 DISCUSSION

To clarify a point of discussion raised at the Council meeting, application for subdivision of the above property had been made to the Planning & Building Inspection Department and tentative approval of the subdivision has been given. The applicant has confirmed that he intends to complete the subdivision and therefore it is assumed that, if Council concurs, the subdivision would be approved by the Approving Officer.

ITEM	SUPPLEMENTARY	14
MANAGER'S REPORT NO.		40
COUNCIL MEETING	87/06/08	

The applicant has requested an opportunity to work with staff towards the reduction of the gross floor area to the extent below that which had caused staff to consider the proposal "grossly excessive". This approach would be consistent with that adopted by Council for three previous applications located at 4361 Victory, 7928 and 79321 Rosewood, of which initial applications were also considered "grossly excessive". He has indicated a willingness to work in this direction and has submitted a revised proposal for a reduction in gross floor area from 8,265 sq.ft. to 6,488 sq.ft. In staff's opinion, further reductions to produce an area of approximately 6,000 sq.ft. can be achieved, representing a floor area ratio of about 0.69 based on the property area after subdivision.

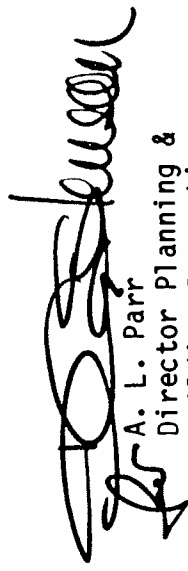
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This proposal would result in a lot coverage of approximately 32%, reduced from the original 36%. In addition to this, the applicant has proposed to reduce the height of the front facade of the residence to that of a single storey and reduce the height of the cellar above adjacent grade so that the cellar would be approximately 75% beneath adjacent grade. The height would be reduced to comply with the maximum 29.5 ft. specified in the new regulations.

As Council is aware, the application for building permit for the construction of a new residence at 3790 Moscrop Street was received prior to the adoption of the new regulations. Reconsideration of this application would therefore be consistent with the procedures as set out in the report (Item 14) to Council of 1987 March 09, a copy of which is attached for Council's convenience. This report outlined that staff would continue to process applications for oversized dwellings relative to the proposed regulations, but which were not considered "grossly oversized", where applications were made prior to the adoption of the new regulations.

The purpose of this report is to convey to Council the applicant's request to work toward an improved plan, which could be judged to be reasonable under the circumstances. An acceptable plan, based on the above, would not exceed 6,000 sq.ft. of gross floor area.

If Council adopts the recommendations contained in this report, staff will work with the applicant to arrive at a solution which more closely addresses the concerns of staff and Council relative to the issues addressed in the new regulations, and which can be considered to be a reasonable response to the character of the neighbourhood. Unless otherwise directed by Council, staff would intend to issue the necessary building permit, upon receipt of a suitable scheme and fulfillment of the normal requirements for permit approval.


A. L. Parr
Director Planning &
Building Inspection

GRH:DGS:1f

Attachments

cc: Chief Building Inspector
Municipal Solicitor

ITEM	10
MANAGER'S REPORT NO.	34
COUNCIL MEETING	87/05/19
ITEM SUPPLEMENTARY	14
MANAGER'S REPORT NO.	40
COUNCIL MEETING	87/06/08

RE: LETTER FROM MR. AND MRS. P. BALASUBRAMANIAN, 10900 ORIOLE DRIVE,
 SURREY, B.C., V3R 5A5
APPLICATION FOR RESIDENTIAL BUILDING PERMIT 3790 MOSCROP STREET

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: Municipal Manager 1987 May 13

FROM: Director Planning & Building Inspection

SUBJECT: APPLICATION FOR RESIDENTIAL BUILDING PERMIT
 3790 MOSCROP STREET

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RECOMMENDATIONS:

1. THAT Council direct that the permit for 3790 Moscrop Street be withheld for a period of 30 days commencing with the day the application for permit was made.
2. THAT Council direct the permit be withheld for a further 60 days pending adoption of the new regulations, once the 30-day period in Recommendation No. 1 is concluded.
3. THAT Council direct the permit application be processed in conformance with the requirements of the new regulations upon their adoption.

BACKGROUND

In relationship to the proposed bulk housing amendments now under consideration, Council was advised at its meeting of 1987 March 09 that the Building Inspection Division would continue to process applications in a normal fashion other than any grossly oversized and incompatible proposed residences.

REPORT

The permit application in question is for the construction of a single-family residence located at 3790 Moscrop Street being the south-west corner of Moscrop Street and Smith Avenue. The current application for building permit reflects one single lot having a frontage of 139.51 feet on Moscrop Street and a depth of 113.92 feet along Smith Avenue. Application for siting approval and subdivision has been submitted to the Planning and Building Inspection Department and locates the proposed residence on the easterly 76 feet of the property leaving a potential property of 63.53 feet in width for future development.

Planning & Building Inspection Department
Re: Permit for 3790 Moscrop Street
1987 May 13

Page 2

ITEM SUPPLEMENTARY	14
MANAGER'S REPORT NO.	40
COUNCIL MEETING	87/06/08
MANAGER'S REPORT NO.	10
COUNCIL MEETING	34
	87/05/19

The area of the property in question is 15,886 square feet prior to subdivision and 8,629 square feet after. The proposed residence has a gross floor area of 8,265 square feet not including garage but including a cellar and an 88 square foot covered deck. The cellar floor is 2,784 square feet in area and consists mainly of recreational facilities including: recreation room, table tennis room, billiard room, exercise room, sauna and hot tub area, bathroom, utility room and storage. The main floor is 2,752 square feet and consists of the main living areas plus a den and guest bedroom. The second floor of 2,642 square feet consists of 4 bedrooms, 4 bathrooms and a study. A main feature of the residence is a large entrance foyer or atrium which occupies approximately 580 square feet on each floor.

The proposed footprint or lot coverage under the current provisions of the zoning by-law is 3,127 square feet or 36% of the proposed subdivided property and 19.7% of the entire property.

The height of the proposed residence will be 32 feet to the ridge which is 2 feet 6 inches above the proposed limit of 29.5 feet.


The proposed residence is grossly in excess of the bulk standards that are under consideration. For example, the Floor Area Ratio produced, considering the total gross floor area but excluding parking, would be 0.96 based on the proposed subdivision.

Although the layout of the proposed residence does not concern the Building Inspection Division with respect to the possibility of illegal occupancy, staff is concerned with the impact on and the incompatibility with the surrounding neighbourhood. The 3700 block Moscrop Street consists of older and smaller homes as well as large properties suitable for re-development. This block appears to be in the initial stages of transition with the proposal in question being the first proposal for redevelopment and the remaining properties being developed at a later date under the proposed new regulations. This proposal is therefore not only excessive relative to the existing surrounding development but relative to the future re-development of this block.

For these reasons the proposal is being referred to Council for consideration and it is recommended that the permit be withheld as authorized under Section 981 of the Municipal Act unless the applicant achieves a building proposal which more closely addresses the concerns of staff and Council which is clearly expressed in the proposed bulk regulations.


GRH/jce

cc: Chief Building Inspector


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM	14
MANAGER'S REPORT NO.	17
COUNCIL MEETING	87/03/09

ITEM	SUPPLEMENTARY	14
MANAGER'S REPORT NO.		40
COUNCIL MEETING	87/06/08	

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

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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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 lending 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.

Planning & Building Inspection Department

Re: Permit Applications - Large Residential Building
1987 March 03

Page

ITEM

14

MANAGER'S REPORT NO.

17

COUNCIL MEETING 87/03/09

ITEM

SUPPLEMENTARY 14

MANAGER'S REPORT NO. 40

COUNCIL MEETING 87/06/08


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.

FRM
FRM/jce

cc: Chief Building Inspector
Municipal Solicitor


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION