

ITEM	19
MANAGER'S REPORT NO.	41
COUNCIL MEETING	88/06/13

RE: REZONING APPLICATIONS

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1988 JUNE 08

FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 02.263

RE: REZONING APPLICATIONS

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RECOMMENDATION:

1. THAT Council set a Public Hearing for this group of rezonings on 1988 July 19 at 7:30 p.m., except where noted otherwise in the individual reports.

REPORT

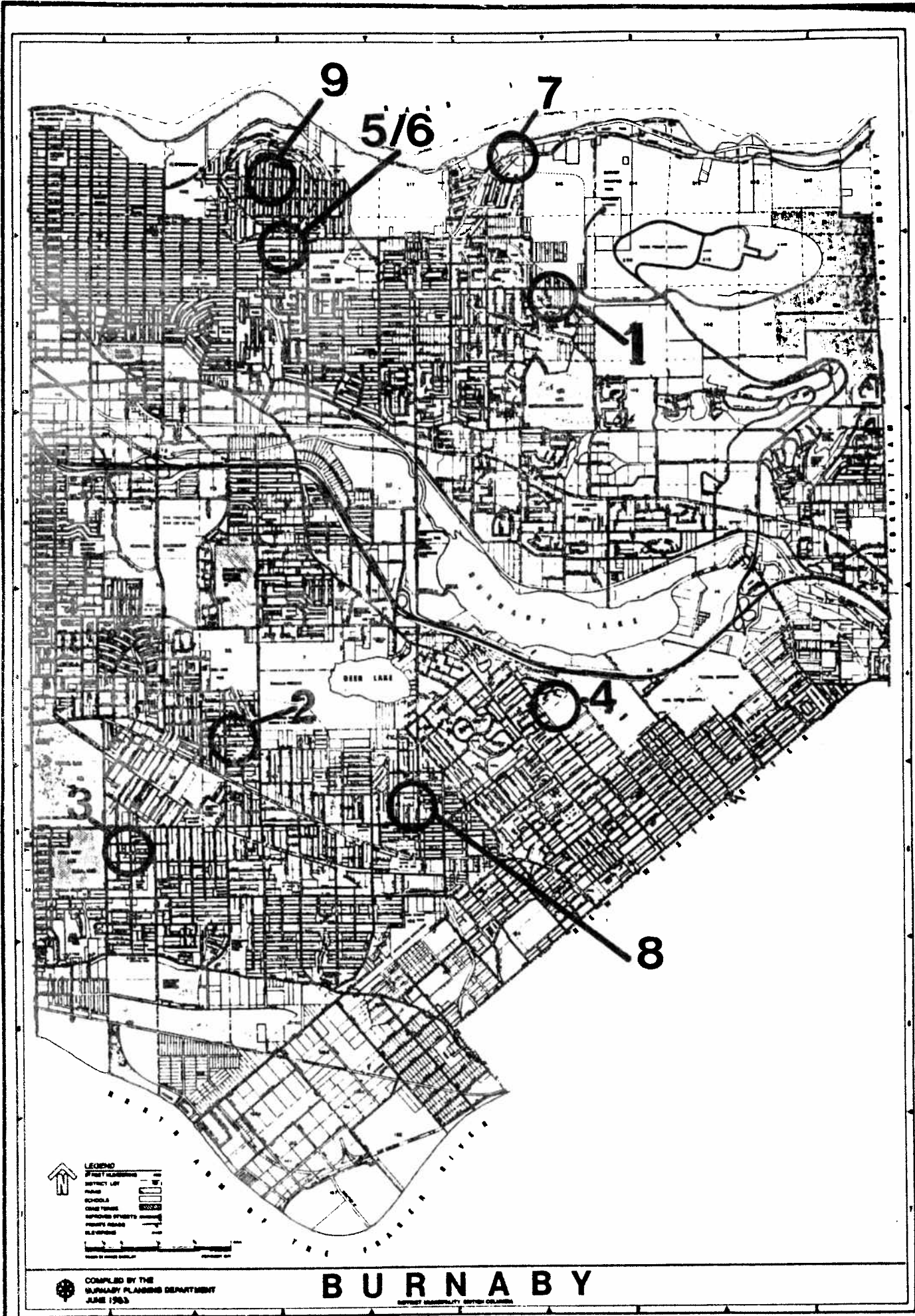
Attached please find reports on outstanding rezoning applications.

		<u>Page No.</u>	<u>Recommend. Page No.</u>
Item #1 RZ#19/88	Application for the rezoning of: Lot 14, D.L. 138, Grp. 1, NWD, Plan 71750 From: R2 Residential District To: R2a Residential District Address: 7590 Curtis Street	304	305
Item #2 RZ#24/88	Application for the rezoning of: Lot "A", D.L. 32, GP. 1, NWD, Plan 16915 From: R4 Residential District To: R4a Residential District Address: 5043 Dover Street	308	309
Item #3 RZ#29/88	Application for the rezoning of: Pcl. 1, Expl.P1. 11531, S. 58 ft., D.L. 149, Plan 3602 From: R5 Residential District To: R5a Residential District Address: 4291 Hurst Street	312	313

ITEM	19
MANAGER'S REPORT NO.	41
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		Page No.	Recommend. Page No.
Item #4 RZ#34/88	Application for the rezoning of: Lot 24, D.L.s 87 & 90, Gp. 1, NWD, Plan 69981 From: R2 Residential District To: R2a Residential District Address: 7990 Reigate Drive	317	318
Item #5 RZ#38/88	Application for the rezoning of: Lot "A", D.L. 127, Plan 76259 From: R9 Residential District To: R9a Residential District Address: 5393 Frances Street	321	322
Item #6 RZ#39/88	Application for the rezoning of: Lot "B", D.L. 127, Plan 76259 From: R9 Residential District To: R9a Residential District Address: 5399 Frances Street	325	326
Item #7 RZ#44/88	Application for the rezoning of: Lot 1, D.L. 215 & 216, Plan 74929 From: R2 Residential District To: R2a Residential District Address: 7235 Bayview Drive (formerly 7396 Barnet Road)	329	330
Item #8 RZ#48/88	Application for the rezoning of: Lot "B", D.L. 92, Grp. 1, NWD, Plan 77288 From: R5 Residential District To: R5a Residential District Address: 6670 Sperling Avenue	333	334
Item #9 RZ#49/88	Application for the rezoning of: Lot 1, Block 43, D.L. 189, Gp. 1, NWD, Plan 4953 From: R2 Residential District To: R2a Residential District Address: 202 N. Grosvenor Avenue	337	339


 A. L. Parr,
 DIRECTOR PLANNING &
 BUILDING INSPECTION



Date

88 06 13



Burnaby Planning Department

Scale



ITEM NUMBERS 1 - 9
REZONING APPLICATIONS TO COUNCIL 1988 JUNE 13

Drawn By



THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING & BUILDING INSPECTION
REZONING REFERENCE #19/88
1988 JUNE 13

ITEM #1

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Dr. B.N. Thakore
7289 Ednor Crescent
Burnaby, B.C.
V5A 3J9
- 1.2 Subject: Application for the rezoning of:

Lot 14, D.L. 138, Group 1, NWD, Plan 71750

From: R2 Residential District
To: R2a Residential District
- 1.3 Address: 7590 Curtis Street
- 1.4 Location: The subject site is located on the south side of Curtis Street between Ayshire Drive and Arden Avenue (refer to attached sketch).
- 1.5 Size: The site is roughly rectangular in shape with an area of .485 acres (.1962 ha.), a frontage of 33.9 m (111.2 ft.) on Curtis Street, and a depth of 48.9 m (160 ft.).
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the development of a single-family dwelling having a floor area greater than that permitted under the prevailing zoning.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

The subject site is currently vacant, with a number of mature trees. The site slopes steeply to the south and moderately to the west. Single-family dwellings are located to the south, while the lots to the north, east and west are vacant. Vehicular access is available from Curtis Street, which is constructed with curbs.

3.0 GENERAL DISCUSSION:

- 3.1 Under the current R2 Residential District zoning, the permitted density of development for the subject site shall not exceed 440 m² (4,736.3 sq. ft.) of gross floor area. Under the proposed R2a District zoning, a single-family dwelling may be permitted up to a maximum Floor Area Ratio of 0.60 or 1177.2 m² (12,671.6 sq. ft.) on the subject site.
- 3.2 The subject site is situated on Curtis Street on the edge of a newly developing residential subdivision. The site is well above the other single-family dwellings to the south in terms of elevation and has an abundance of mature trees that could provide a screen to abutting properties. The applicant has applied for a building permit, which has been held pending this application for rezoning. The building permit plans submitted indicate a dwelling with a total gross floor area of 5,255 sq.ft.

The lots to the east and west are both currently vacant, have an abundance of mature trees, and slope to the south.

The properties across Curtis Street are owned by Burnaby, with some in the Burnaby Mountain Conservation Area and some of the properties required for the Hastings/Curtis connector.

Located down the slope to the south is the remainder of the new subdivision, which consists mainly of very large two-storey single-family dwellings.

4.0 CONCLUSION:

In light of the pattern of large dwellings constructed in this subdivision, the slope of the site, and the mature trees on the subject site, the Planning & Building Inspection Department would conclude that a suitable plan of development could be submitted which would allow the single-family dwelling to increase its gross floor area beyond that currently permitted under the prevailing R2 District zoning and yet still reflect a dwelling which is compatible with the neighbourhood. The plan of development would need to indicate the retention of as many mature trees as possible, particularly along the east and west property lines.

As a prerequisite condition of rezoning, the owner would be required to enter into a covenant under Section 215 of the Land Title Act certifying that the land shall be developed only in accordance with the plans submitted.

5.0 RECOMMENDATION:

1. THAT staff be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing.

BW/js

Attachments

LETTER OF INTENT

RZ 19/88

DR. B. N. THAKORE
7289 EDGAR CRT.
Burnaby, B.C.
V5A-3J9

Dear Sir:

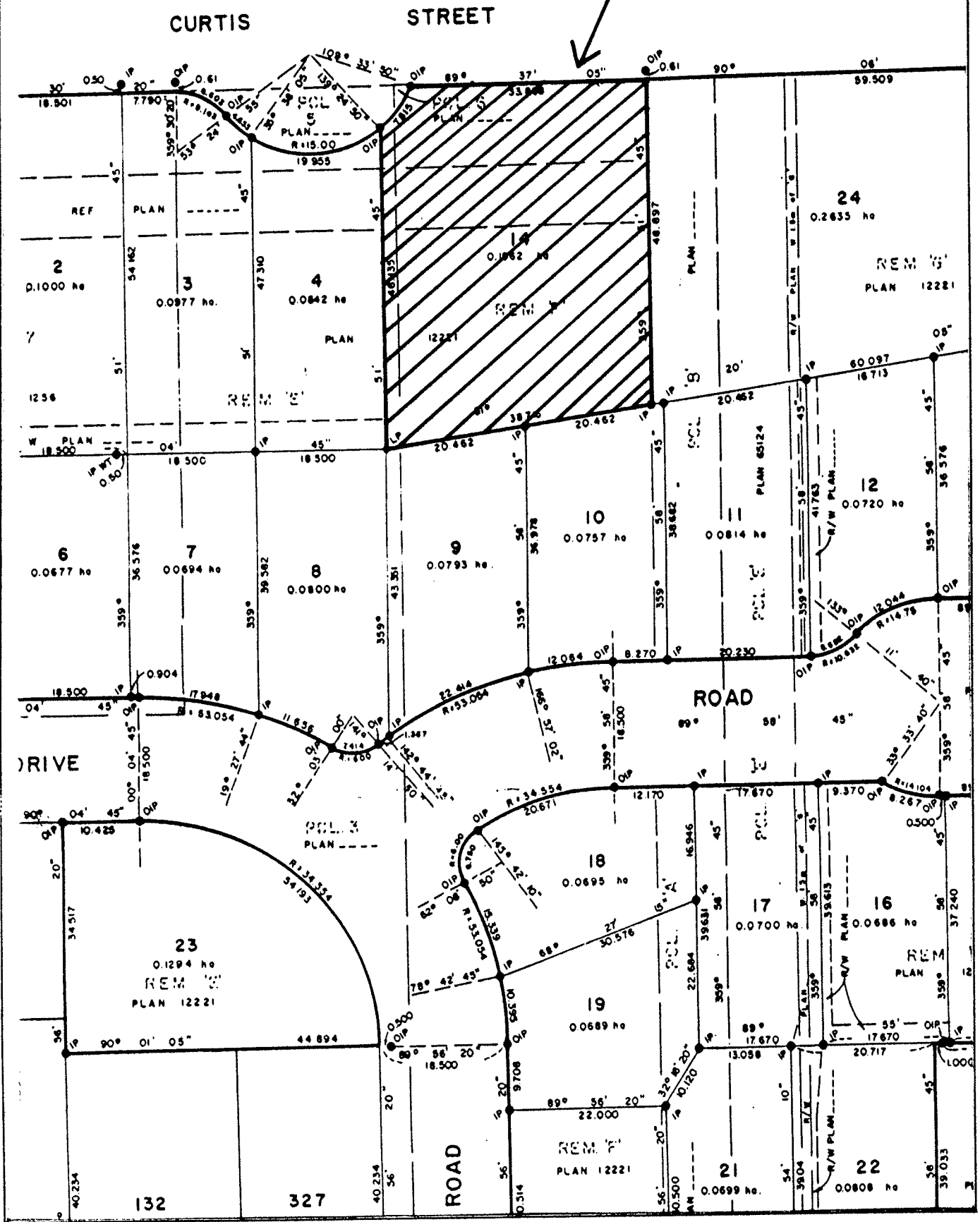
This is a request to rezone my property from R-2 to R-2 A. My house plans have already been submitted to the Building Department of the district of Burnaby in September 1987. I have spent considerable time and effort with my Architect to design my personal "Dream home." Unfortunately my Architect was slightly late in submitting the house plans before the deadline date of the adoption of the new by-law last year. In order to change my plans, it will take lot of my personal time as well as additional expenses in architectural and engineering fees.

As you perhaps already know, this lot is very large (i.e. 51 meters by 37 meters). It is for this reason that I have planned my house accordingly. I would be pleased if you would consider my request for this change in zoning of my property.

Enclosed herewith is a cheque for \$615.00 for the zoning fees. If you need any further information please don't hesitate to contact me.

Yours Sincerely
B. N. Thakore

Subject Site



Date:
1988 June



BURNABY
Planning &
Building Inspection
Department

Scale:
1:1000

Rezoning Reference #19/88

Drawn By:



THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING & BUILDING INSPECTION
REZONING REFERENCE #24/88
1988 JUNE 13

ITEM #2

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Guido and Nina Lazazzero
5460 Buchanan Street
Burnaby, B.C.
V5B 2R7
- 1.2 Subject: Application for the rezoning of:

Lot "A", D.L. 32, Group 1, NWD, Plan 16915

From: R4 Residential District
To: R4a Residential District
- 1.3 Address: 5043 Dover Street
- 1.4 Location: The subject site is located on the north side of Dover Street between Nelson Avenue and Royal Oak Avenue (refer to attached sketch).
- 1.5 Size: The site is roughly rectangular in shape with an area of 939.4 m² (10,111.9 sq. ft.), a width of 22.28 m (73 ft.) and a length of 42.37 m (139 ft.)
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the development of a single-family dwelling having a floor area greater than that permitted under the prevailing zoning.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

- 2.1 The subject site is currently occupied by a very small older single-family dwelling and a garage. The site slopes gradually to the north and has several mature trees. Single-family dwellings are located to the north, east and west, with Marlborough School across Dover Street to the south. Vehicular access is available from Dover Street which is constructed to a full standard and from the lane to the north and east.

3.0 GENERAL DISCUSSION:

- 3.1 Under the current R4 Residential District zoning the permitted density of development for the subject site shall not exceed 440 m² (4,736.3 sq. ft.) of gross floor area. Under the proposed R4a District zoning, a single-family dwelling may be permitted up to a maximum Floor Area Ratio of 0.60 or 563.6 m² (6,067 sq. ft.) on the subject site.
- 3.2 The applicant has indicated that the proposed dwelling would be larger than is currently permitted under the prevailing zoning, but information on the exact size of the dwelling has not been submitted.

- 3.3 The neighbouring residential properties are generally occupied by modest one-storey bungalows on average sized R4 zoned lots. There are a few larger single-family dwellings located within the area of the site, but the predominant building pattern is one of modest one-storey homes.

Marlborough School is located to the south across Dover Street, which is classified as a Secondary Arterial in the Burnaby Conceptual Transportation Plan.

To the east across the lane, there is an older one-storey bungalow in good condition.

To the west, another average sized bungalow is located at 5031 Dover Street.

More modest sized single-family dwellings are located across the lane to the north, with the property directly north of the subject site well screened by mature trees.

4.0 CONCLUSION:

- 4.1 In light of the average size of the R4 District zoned lots in this area and the modest sized homes located along Dover Street and to the immediate north in relation to the proposed dwelling, the Planning & Building Inspection Department would conclude that it would not be appropriate to permit the development of a single-family dwelling with a gross floor area beyond that currently permitted under the prevailing R4 District zoning.

5.0 RECOMMENDATION:

- 5.1 THAT Council not give favourable consideration to this rezoning request.

BW:jm

Attachments

LETTER OF INTENT

R2 24/88

District of Burnaby
Planning & Building Department
4949 Canada Way
Burnaby, B.C. V5G 1M2

March 23, 1988

Dear Council:

Re: REZONING APPLICATION LETTER OF INTENT

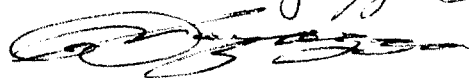
The property located at 5043 Dover Street in Burnaby has been owned by my wife and myself, Guido & Nina Lazazzera for the past 18 years. The present zoning for this property is R4 and we would like you to consider our request in rezoning the property to R4A.

We plan to build a new single family residential home more comfortable than the one we now occupy and have occupied for the past 23 years. Although our land is subdividable we have no interest in pursuing this option as we don't want to profit from our land in any way, either by subdividing and selling or subdividing, building and renting. Our sole objective is to build a comfortable home for ourselves and our family which would enable us to maintain a comfortable living area which will be jeopardised due to our requirements of enclosed garage space in order to facilitate our vehicles. The sole reason being that in our particular line of business our vehicles carry valuable office equipment and would delegate the use of enclosed garage space thus preventing vandalism which occurs frequently in our present existing neighborhood.

We have also spoken to our future neighbors on Dover Street as to our proposed plans and they are actually excited with the idea that a new house is entering their neighborhood. At present there exists a very small old deteriorating house that will have to be demolished thus solving the problem of the "old eye soar" which for so many years has devaluated the appearance and value of the neighborhood. Our future neighbors have no concerns about the proposed rezoning of our property as it would have absolutely no impact on any one either directly in front of the property, now occupied by a school and a major traffic street or directly adjacent, occupied by a lane way and one older home, and directly behind the property, occupied by a lane way.

This large north sloping corner lot is ideally suited for a single family residential home. Because our land is so abundant, and our needs and requirements call for a little more living area in order to facilitate and protect our vehicles which house valuables for our business and along with the support of our neighbors who are very enthusiastic about our new house this is an ideal opportunity for the Municipality of Burnaby and its council not only to enhance the appearance and vitality of the neighborhood but to enhance the spirit of Metrotown as a whole.

Sincerely, *Nina Lazazzera*



THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING & BUILDING INSPECTION
REZONING REFERENCE #29/88
1988 JUNE 13

ITEM #3

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Mr. Robert Prasad
5280 Inverness Street
Vancouver, B.C.
V5W 3N8
- 1.2 Subject: Application for the rezoning of:

D.L. 149, Plan 3602, Pcl. 1
Expl. Pl. 11531 S. 58 feet

From: R5 Residential District
To: R5a Residential District
- 1.3 Address: 4291 Hurst Street
- 1.4 Location: The subject site is located on the northwest corner of Hurst Street and McKay Avenue (refer to attached sketch).
- 1.5 Size: The site is rectangular in shape with an area of 740 m² (7,965.5 sq.ft.), a width of 17.68 m (58 ft.), and a depth of 41.86 m (137.3 ft.).
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the development of a single-family dwelling having a floor area greater than that permitted under the prevailing zoning.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

- 2.1 The subject site is currently occupied by an older single-family dwelling. Single-family dwellings are located to the north and south, with two family dwellings located to the east and west. Vehicular access is available from Hurst Street which is constructed to an interim standard, and from McKay Avenue which is constructed to a full standard.

3.0 GENERAL DISCUSSION:

- 3.1 Under the current R5 Residential District zoning the permitted density of development for the subject site shall not exceed 370 m² (3,982.8 sq.ft.) of gross floor area. Under the proposed R5a District zoning, a single-family dwelling may be permitted up to a maximum Floor Area Ratio of 0.60 or 444 m² (4,779.3 sq.ft.) on the subject site.
- 3.2 Specific details on the proposed dwelling have not been submitted, but the applicant has indicated he wishes to build a 42 ft. by 60 ft. house, with a 12 ft. sundeck at the front.

- 3.3 The adjacent residential properties are generally occupied by older average to modest size single-family dwellings, with several larger two-family dwellings in the area.

The dwelling to the east across McKay Avenue is a 2-storey two-family dwelling.

A semi-detached, two-storey, two-family dwelling is also located to the west at 4259 Hurst Street, with a minimal side yard setback from the subject site.

To the south across Hurst Street there is an average size, one-storey bungalow.

To the north at 6969 McKay Avenue, the lot is occupied by a very small one-storey house in good condition, which is also developed with a minimal side yard setback from the subject site. Any development of a single-family dwelling with a gross floor area beyond that permitted in the R5 District will have a serious negative impact on this property to the north. The development of an excessively large house to the south will dominate the rear yard of this property and screen much of the southerly sun exposure of the lot.

4.0 CONCLUSION:

In light of the average size of the site relative to its R5 District zoning, the average size bungalows which are generally predominant in the area and the negative impacts on the property to the north as the result of the proposed development, the Planning & Building Inspection Department would conclude that it would not be appropriate to permit the development of a single-family dwelling with a gross floor area beyond that currently permitted under the prevailing R5 District zoning.

5.0 RECOMMENDATION:

- 5.1 THAT Council not give favourable consideration to the subject rezoning request.

BW:lf
Attachments

R2 29/88

5280 INVERNESS ST
VANCOUVER B.C.
V5W 3N8
APRIL 27 1988

BURNABY COUNCIL
BURNABY B.C.

DEAR SIR/MADAM,

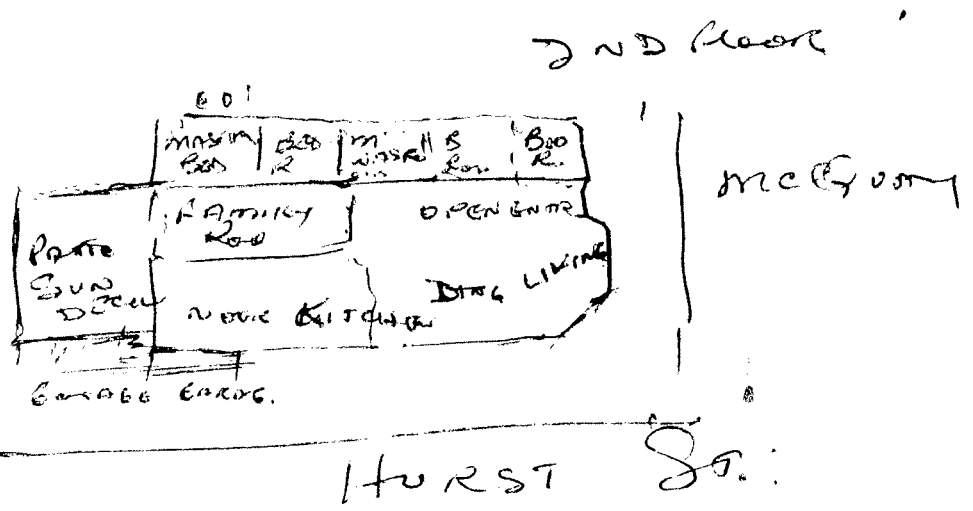
I WOULD LIKE ZONING CHANGED ON 4291 HURST STREET FROM R5 TO R5A. AT PRESENT ON THE PROPERTY IS OLD 3 BEDROOM NON-BASEMENT HOUSE WHICH I INTEND TO DEMOLISH. THE SIZE OF THE LOT IS 58 X 137 CORNER LOT AT McRATH HURST. I WOULD LIKE TO BUILD 42 X 60' LONG HOUSE PLUS SUNDECK APPROX 12' ^{R.P.} ~~SUNDECK~~ LONG WITH TWO CAR ONE IN BASEMENT AND ONE UNDER NEATH SUNDECK. AT PRESENT WE ARE LIVING IN 3 BEDROOM TAN SPECIAL BUT MY FAMILY IS GROWING WE HAVE 2 CHILDREN ONE THIRTEEN YEARS OLD SECOND ONE IS 4 YEARS OLD AND EXPECTING ONE MORE CHILD IN AUGUST SO WE WILL HAVE THREE CHILDREN. WE WOULD LIKE TO BUILD 4 BEDROOMS AND ~~WASH~~ ^{R.P.} WITH 2 BEDROOMS WITH WASHROOMS AND MASTER WASHROOM ON ONE SIDE OF THE HOUSE THATS WHY I NEED 60' LONG HOUSE SEPERATE FAMILY KITCHEN NOOK AREA LIVING AND DINNING ROOM WITH OPEN ENTRY

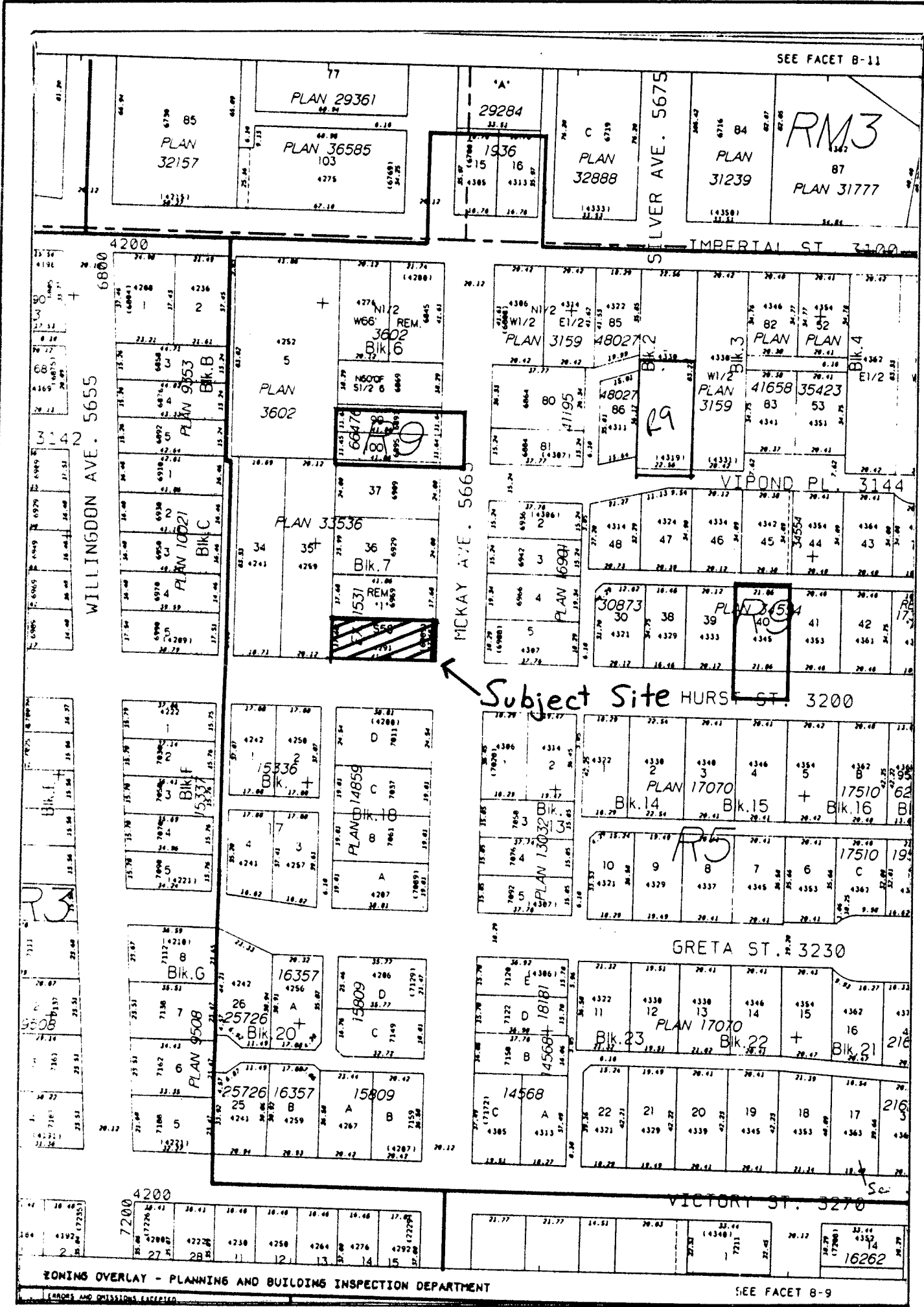
BASMENT WILL BE SET UP WITH
 WET BAR REAR ROOMS ETC. WE WILL
 HAVE BURNABY HOME CLEAR TITLE NO
 DEBTS AGAINST IT. MY PARENT WILL BE
 STAYING WITH US AND LOOKING AFTER
 OUR CHILDREN SINCE MY WIFE AND I
 ARE BOTH WORKING WE REALLY NEED
~~NEED~~ R.P. 4 BEDROOMS UPSTAIRS AND
 42' X 72' LONG WITH PATIO TO SUIT OUR
 FAMILY

I HOPE YOU WILL ALL ~~CONSIDER~~ ^{R.P.} GIVE
 FAVOURABLE CONSIDERATION OF MY REZONING
 APPLICATION

THANKING YOU IN ADVANCE.

~~YOURS TRULY~~
~~Robert Rosas~~
 ROBERT ROSAS





Date:

1988 June

Scale:

1:2000

Drawn By:



BURNABY

Planning & Building Inspection Department

Rezoning Reference # 29/88

316





THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING & BUILDING INSPECTION
REZONING REFERENCE #34/88
1988 JUNE 13

ITEM #4

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Alan & Cynthia Nichols
8080 Burnfield Crescent
Burnaby, B.C.
V5E 2B9
- 1.2 Subject: Application for the rezoning of:

Lot 24, D.L.'s 87 & 90, Group 1, NWD,
Plan 69981

From: R2 Residential District

To: R2a Residential District
- 1.3 Address: 7990 Reigate Drive
- 1.4 Location: The subject site is located at the south-west corner of Reigate Road and Berkley Street (refer to attached sketch).
- 1.5 Size: The site is roughly rectangular in shape with an approximate area of 853.3 m² (9,185 sq. ft.), a width of 24.4 m (80 ft.), and a depth of 35.5 m (116.5 ft.).
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the development of a single-family dwelling having a floor area greater than that permitted under the prevailing zoning.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

The subject site is currently vacant and the site slopes steeply down to the north. Single-family dwellings are located to the east, west and north, while the lot to the south has the foundation for a single-family dwelling in place. Vehicular access is available from Reigate Road and Berkley Street, both of which are constructed to a full standard.

3.0 GENERAL DISCUSSION:

- 3.1 Under the current R2 Residential District zoning, the permitted density of development for the subject site shall not exceed 440 m² (4,736.3 sq. ft.) of gross floor area. Under the proposed R2a District zoning, a single-family dwelling may be permitted up to a maximum Floor Area Ratio of 0.60 or 511.9 m² (5,511 sq. ft.) on the subject site.
- 3.2 The applicant has indicated that he wishes to build a single-family dwelling with a total gross floor area of 5,480.3 sq. ft., which is within the development density permitted for this site under the R2a District zoning.

- 3.3 The subject site is located within a relatively new subdivision in which the majority of the properties have been developed with single-family dwellings. The constructed houses are quite large two-storey dwellings, approved prior to the May 1987 amendments to the Burnaby Zoning Bylaw bulk housing regulations.

The house to the east is a large two-storey on cellar single-family dwelling.

To the north the property is occupied by a very large two-storey on cellar dwelling. This house obstructs a significant portion of the view to the north from the subject site.

Another large two-storey dwelling is located to the west at 7970 Reigate Drive. This home is quite deep, with a jog on the side of the dwelling facing the subject site. This site slopes steeply down to the north as well.

A single-family dwelling is currently under construction on the property to the south at 7995 Berkley Street, which is considerably higher in elevation than the subject site.

4.0 CONCLUSION:

In light of the predominant pattern of large houses in the area adjacent to the subject site, and the steep slope of the site, the Planning & Building Inspection Department would conclude that a suitable plan of development could be submitted which would allow the development of a single-family dwelling greater than that permitted in the R2 Residential District and yet still reflect a scale which is compatible with the neighbourhood. The plan of development should indicate that the proposed dwelling would be set into the site, providing a two-storey character similar to the other homes along Reigate Road to the immediate west.

As a prerequisite condition of rezoning, the owner would be required to enter into a covenant under Section 215 of the Land Title Act certifying that the land shall be developed only in accordance with the plans submitted.

5.0 RECOMMENDATION:

- 5.1 THAT staff be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing.

BW/lf

Attachments

RZ 34/88

8080 Burnfield Crescent,
Burnaby, BC, V5E 2B9,
May 5, 1988

Burnaby Planning Department,
Corporation of Burnaby

Re: Re-zoning Application Alan and Cynthia Nichols: 7990 Reigate 34/88

Further to our application for rezoning is the following information:

1. We require a re-zoning of the above property from R2 to R2A
2. We require the re-zoning because our house was designed during the transition period Fall '86 to Summer '87 and no longer fits within the absolute limits of the R2 zoning.
3. The lot size is much larger than the 7200 sq. ft. minimum size for an R2 lot being 9184.8 sq. ft.
4. The design of our house is such that it has a total finished area of 3740 square feet, but ends up at a gross footage of 5932.4 square feet due to:
 - a) two double-car garages (one off Reigate, one off Berkley) for a total area of 1109.7 square feet (I have a super-cab truck, a motorcycle and a large utility trailer which requires extra garage space)
 - b) a large basement that includes:
 - o a wine-making room
 - o a wine storage room
 - o a root cellar
 - o the service area
 - o a small 2-piece washroom
 - o and a games room
 - c) utility rooms, sewing rooms and office space on the main and upper floors
5. If this application is not approved, we can still construct the dwelling legally by filling in most of the storage area in the basement with sand (but what a bloody ridiculous waste this would be!)
6. We, the owners of the property, intend to live in the house for the "rest of our days". This house is not for resale.

The plans that we intend to build are for a single family dwelling. We do not have any possible provision for an in-law suite under any circumstance. The dwelling is totally legal for lot coverage (ie: 2807 sq feet vs a maximum of 40% coverage

(3673.9 sq feet). The plans meet the new height restrictions.

I believe that this dwelling fits is totally within the character of the neighborhood and will even improve it. It is tasteful and pleasing to the eye.

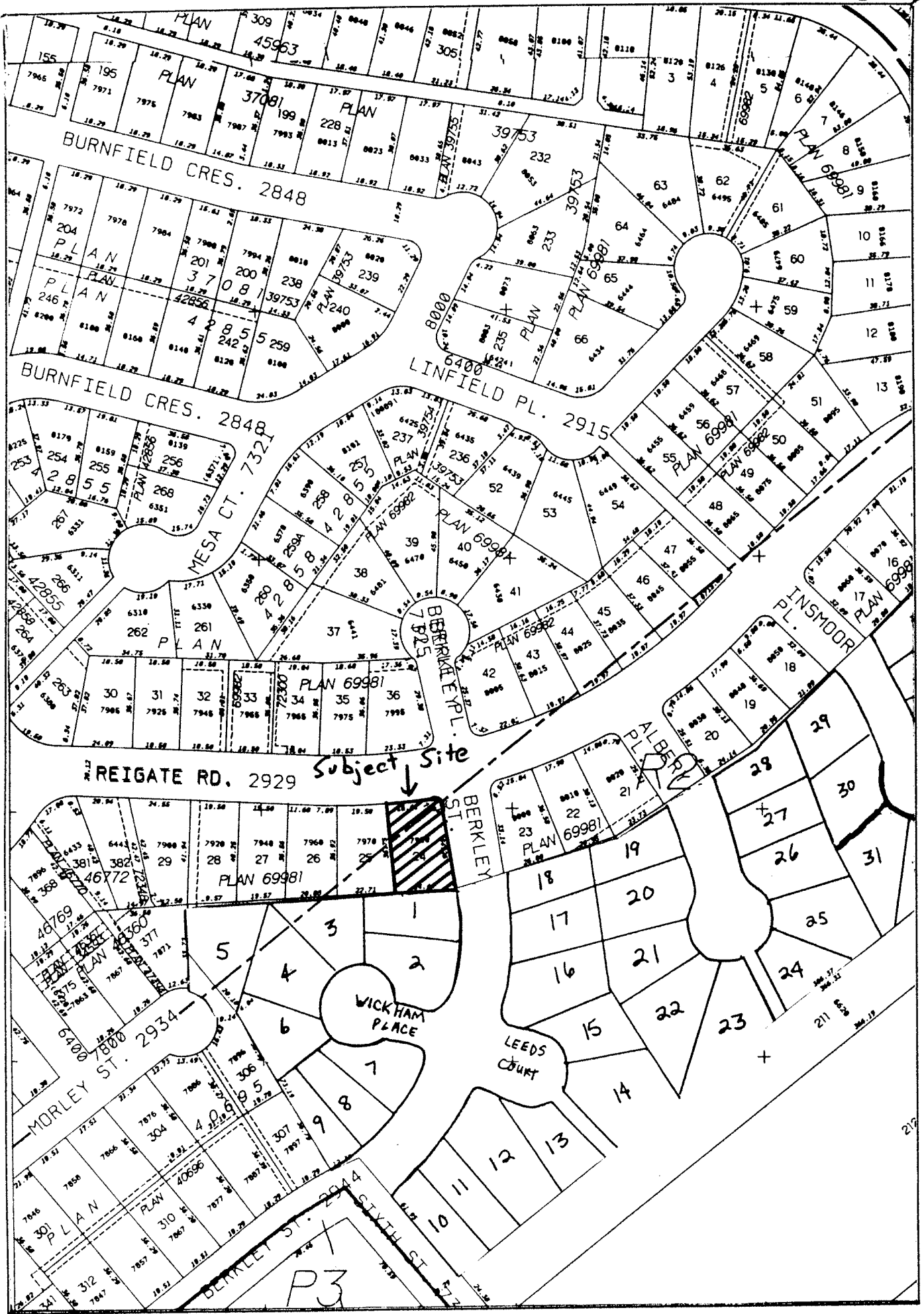
Because of the bulk zoning changes, it is even much smaller than its neighbors.

I hope that you will give positive consideration to this re-zoning application.

Yours truly,



Alan Nichols, P. Eng. _



Date:
1988 June

Scale:
1:2000

Drawn By:



BURNABY
Planning &
Building Inspection
Department

Rezoning Reference # 34/88



THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING & BUILDING INSPECTION
REZONING REFERENCE #38/88
1988 JUNE 13

ITEM #5

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Ron Chivers, Notary Public
6628 E. Hastings Street
Burnaby, B.C.
V5B 1S2
- 1.2 Subject: Application for the rezoning of:

Lot "A", D.L. 127, Plan 76259

From: R9 Residential District

To: R9a Residential District
- 1.3 Address: 5393 Frances Street
- 1.4 Location: The subject site is located on the north side of Frances Street between Howard Avenue and Springer Avenue (refer to attached sketch).
- 1.5 Size: The site is rectangular in shape with an area of 715.5 m² (7,701.8 sq.ft.), a width of 12.71 m (41.6 ft.), and a depth of 56.3 m (184.7 ft.).
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the development of a single-family dwelling having a floor area greater than that permitted under the prevailing zoning.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

- 2.1 The subject site is currently vacant and slopes significantly to the south. Single-family dwellings are located to the west and south, while a three storey apartment building is to the north on Hastings Street, and the lot to the east is vacant. Vehicular access is available from Frances Street which is constructed to a full standard, and from a paved lane.

3.0 GENERAL DISCUSSION:

- 3.1 Under the current R9 Residential District zoning, the permitted density of development for the subject site shall not exceed 265 m² (2,852 sq. ft.) of gross floor area. Under the proposed R9a District zoning, a single-family dwelling may be permitted up to a maximum Floor Area Ratio of 0.60 or 429.3 m² (4,621.7 sq. ft.) on the subject site.
- 3.2 The applicant has indicated that he wishes to construct a single-family dwelling between 3,071 sq. ft. and 4,607 sq. ft. of total gross floor area. This is within the permitted density of development in the R9a District zoning.

- 3.3 The neighbouring residential properties along Frances Street are largely occupied by modest one-storey bungalows. There are a number of newer larger houses and a few large two-family dwellings along the block, but the majority of the dwellings are still smaller one-storey bungalows.

Across the lane to the north there is a three-storey apartment building which has a significant view towards the south.

The lot to the east is currently vacant and is the subject of another rezoning application appearing on this agenda (Rezoning Reference #39/88).

To the south, there is a modest sized one-storey bungalow.

The property to the west is occupied by a relatively large two-storey on cellar single-family dwelling, which features a rather deep dwelling development.

4.0 CONCLUSION:

Due to the subject site's narrow width relative to its area, this lot is not considered to be a large lot, but rather gives the appearance of a small lot with its narrow frontage on Frances Street.

In light of the predominance of the modest size bungalows in the area surrounding the subject site and the small character of the lot from the Frances Street frontage, the Planning & Building Inspection Department would conclude that it would not be appropriate to permit the development of a single-family dwelling with a gross floor area beyond that currently permitted under the R9 district zoning.

5.0 RECOMMENDATION:

- 5.1 THAT Council not give favourable consideration to the subject rezoning request.

BW/js

Attachments

RZ#38/88

LETTER OF INTENT

April 29, 1988

District of Burnaby
4949 Canada Way
Burnaby, B.C.

RE: 5393 and 5399 Frances Street, Burnaby, B.C.

It is my intention to have the above noted properties rezoned from R9 to R9A.

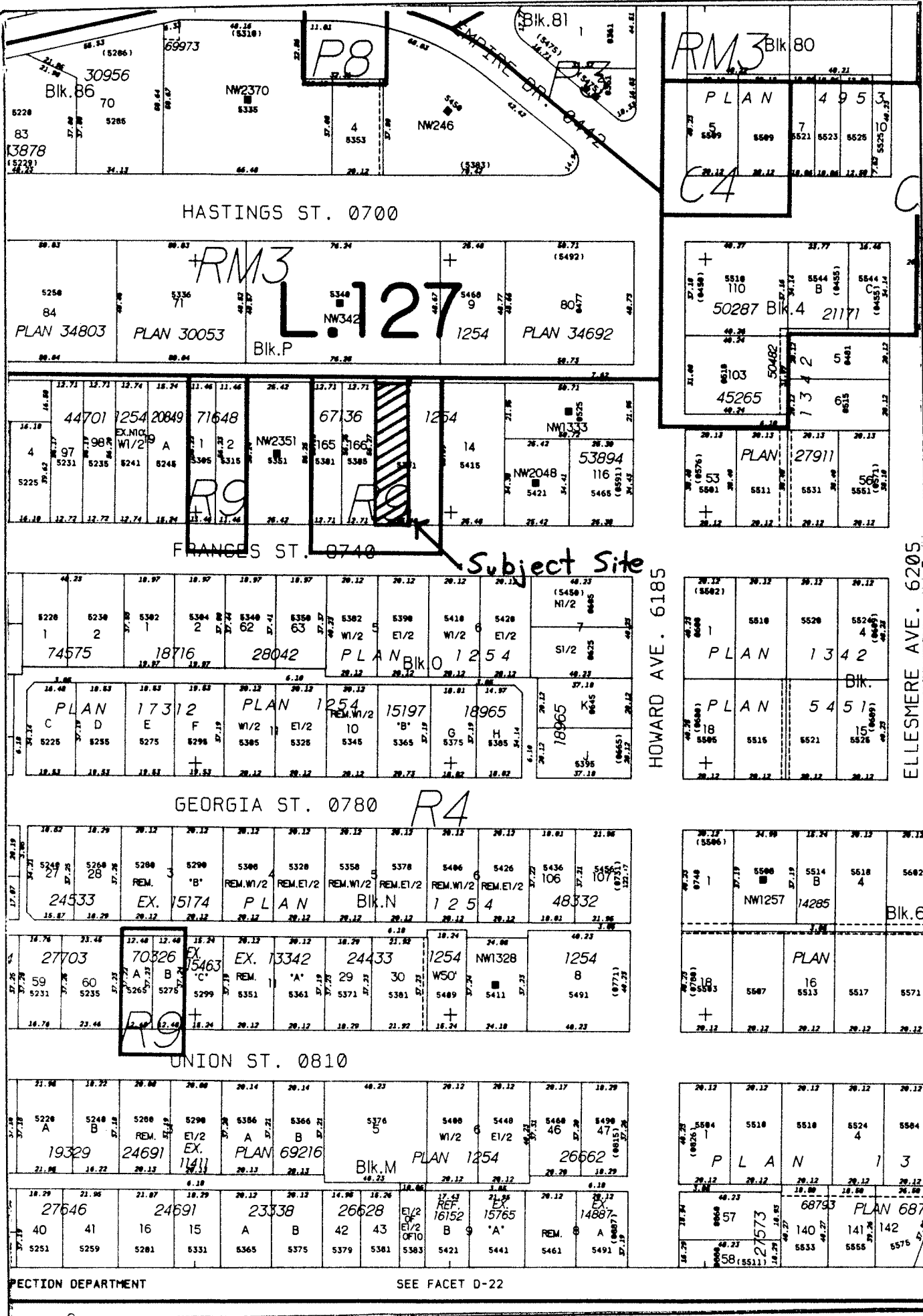
My reason for requesting rezoning is to allow greater site coverage to construct a single family dwelling larger than 3071 sq.ft. but not greater than 4607 sq.ft. gross floor area.

Presently the property is vacant and there are no existing improvements.

We are requesting favourable consideration of this rezoning application.

Yours truly,


ANTE BANDIC



HOWARD AVE. 6185

ELLESMERE AVE. 6205

SECTION DEPARTMENT

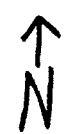
Date:
1988 June

Scale:
1:2000

Drawn By:



Rezoning Reference # 38/88



THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING & BUILDING INSPECTION
REZONING REFERENCE #39/88
1988 JUNE 13

ITEM #6

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Ron Chivers, Notary Public
6628 E. Hastings Street
Burnaby, B.C.
V5B 1S2
- 1.2 Subject: Application for the rezoning of:

Lot "B", D.L. 127, Plan 76259

From: R9 Residential District

To: R9a Residential District
- 1.3 Address: 5399 Frances Street
- 1.4 Location: The subject site is located on the north side of Frances Street between Howard Avenue and Springer Avenue (refer to attached sketch).
- 1.5 Size: The site is rectangular in shape with an area of 715.6 m² (7,702.9 sq. ft.), a width of 12.71 m (41.6 ft.), and a depth of 56.3 m (184.7 ft.).
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the development of a single-family dwelling having a floor area greater than that permitted under the prevailing zoning.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

The subject site is currently vacant and slopes significantly to the south. Single-family dwellings are located to the east and south, while a three-storey apartment building is to the north on Hastings Street, and the lot to the west is vacant. Vehicular access is available from Frances Street which is constructed to a full standard, and from a paved lane.

3.0 GENERAL DISCUSSION:

- 3.1 Under the current R9 Residential District zoning, the permitted density of development for the subject site shall not exceed 265 m² (2,852 sq. ft.) of gross floor area. Under the proposed R9a District zoning, a single-family dwelling may be permitted up to a maximum Floor Area Ratio of 0.60 or 429.3 m² (4,621.7 sq. ft.) on the subject site.
- 3.2 The applicant has indicated that he wishes to construct a single-family dwelling between 3,071 sq. ft. and 4,607 sq. ft. of total gross floor area. This is within the permitted density of development in the R9a District zoning.

3.3 The neighbouring residential properties along Frances Street are largely occupied by modest one-storey bungalows. There are a number of newer larger houses and a few large two-family dwellings along the block, but the majority of the dwellings are still smaller one-storey bungalows.

Across the lane to the north there is a three-storey apartment building which has a significant view towards the south.

The lot to the west is currently vacant and is the subject of another rezoning application appearing on this agenda (Rezoning Reference #38/88).

To the south, there is a modest sized one-storey bungalow.

The property to the east is occupied by a two-storey single-family dwelling. This dwelling is sited with a minimal rear yard setback and a very deep front yard setback. The development of a rather long dwelling on the subject site would have a negative impact on this property and in particular, the utilization of the front yard.

4.0 CONCLUSION:

Due to the subject site's narrow width relative to its area, this lot is not considered to be a large lot, but rather gives the appearance of a small lot with its narrow frontage on Frances Street.

In light of the predominance of the modest size bungalows in the area surrounding the subject site and the small character of the lot from the Frances Street frontage, the Planning & Building Inspection Department would conclude that it would not be appropriate to permit the development of a single-family dwelling with a gross floor area beyond that currently permitted under the R9 district zoning.

5.0 RECOMMENDATION:

5.1 THAT Council not give favourable consideration to the subject rezoning request.

BW/js

Attachments

RZ 39/88

LETTER OF INTENT

April 29, 1988

District of Burnaby
4949 Canada Way
Burnaby, B.C.

RE: 5393 and 5399 Frances Street, Burnaby, B.C.

It is my intention to have the above noted properties rezoned from R9 to R9A.

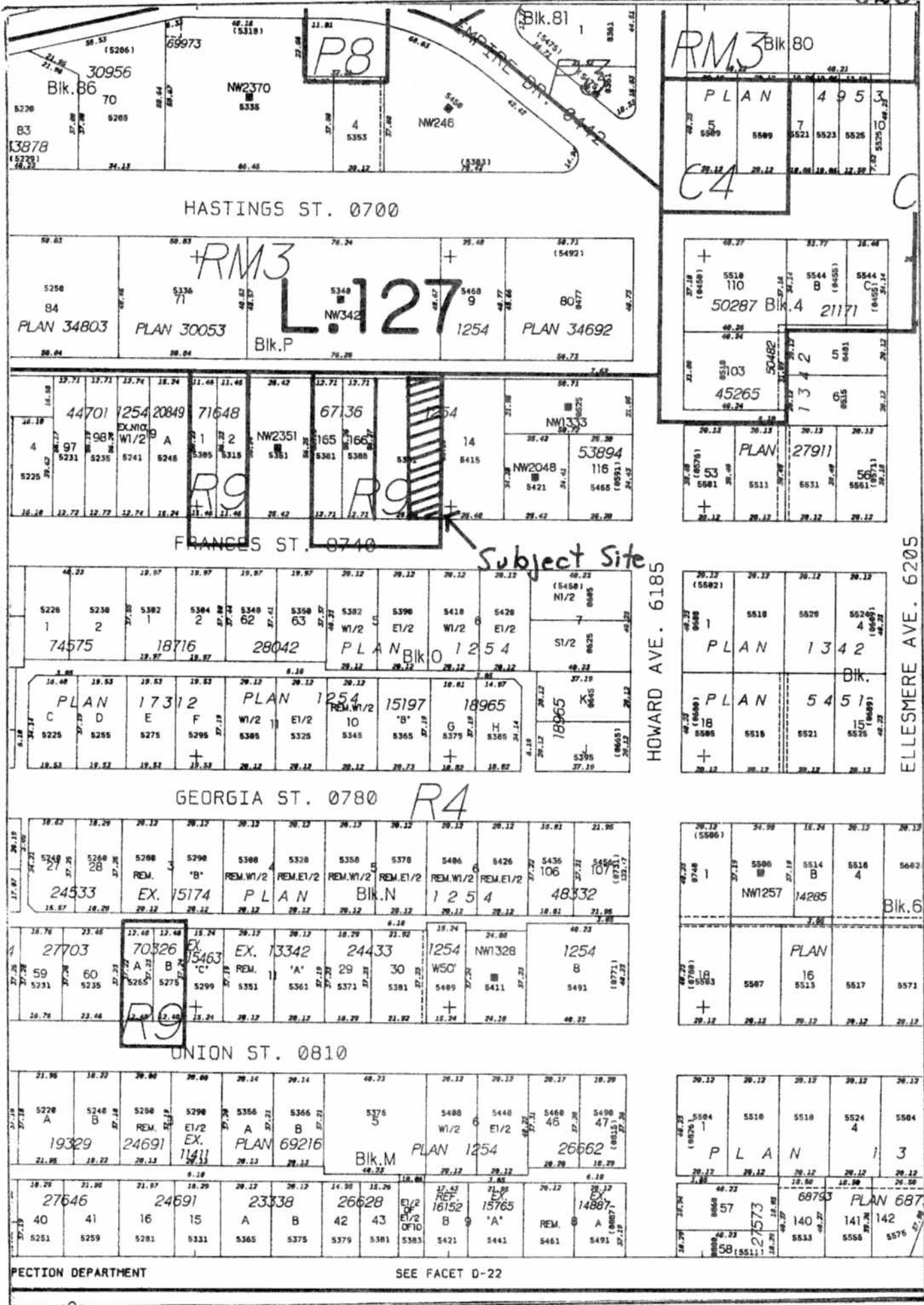
My reason for requesting rezoning is to allow greater site coverage to construct a single family dwelling larger than 3071 sq.ft. but not greater than 4607 sq.ft. gross floor area.

Presently the property is vacant and there are no existing improvements.

We are requesting favourable consideration of this rezoning application.

Yours truly,


ANTE BANDIC



Date:
1988 June

Scale:
1:2000

Drawn By:



Rezoning Reference # 39/88



THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING & BUILDING INSPECTION
REZONING REFERENCE #44/88
1988 JUNE 13

ITEM #7

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Nino Carella
6971 Napier Street
Burnaby, B.C.
V5B 9C5
- 1.2 Subject: Application for the rezoning of:

Lot 1, D.L. 215 & 216, Plan 74929

From: R2 Residential District
To: R2a Residential District
- 1.3 Address: 7235 Bayview Drive (formerly 7396 Barnet)
- 1.4 Location: The subject site is located on the north side of Barnet Road at Phillips Avenue (refer to attached sketch).
- 1.5 Size: The site is irregular in shape with an area of 2.53 acres (1.027 ha) and a frontage of 47.8 m (156.8 ft.) on Barnet Road.
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the development of a single-family dwelling having a floor area greater than that permitted under the prevailing residential zoning.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

- 2.1 The subject site contains a single-family dwelling currently under construction. The site slopes very steeply down to the north, with two plateaus and has an abundance of mature trees. The lots to the south, west and northwest are occupied by single-family dwellings. Barnet Highway lies to the north and Burnaby Mountain Park is to the east.

3.0 GENERAL DISCUSSION:

- 3.1 Under the current R2 Residential District zoning, the permitted density of development for the subject site shall not exceed 440 m² (4,736.3 sq.ft.) of gross floor area. Under the proposed R2a District zoning, a single-family dwelling may be permitted up to a maximum Floor Area Ratio of 0.60 or 6143.3 m² (66,128.5 sq.ft.) on the subject site.
- 3.2 Properties occupied by single-family dwellings are located to the south, west and northwest of the subject site, however, the proposed dwelling will likely not be directly visible from any of these adjacent residences with the exception of the two-storey dwelling sited near the rear of the property at 7367 Ridge Drive, which may have a partial view of the proposed dwelling.

An undeveloped portion of Burnaby Mountain Park is located to the east.

To the north of the site is Barnet Highway.

- 3.3 The applicant received Siting Approval from this Department on 1987 June 23 for the new single-family dwelling. The dwelling is located 9 m (29.5 ft.) from the property located at 7367 Ridge Drive and 24 m (78.7 ft.) from the property located at 7357 Ridge Drive. Through the processing of the Siting Approval and Subdivision Reference #61/87, a restrictive covenant was registered at the Land Title Office prohibiting further subdivision of the property and limiting the use of the property to the erection of one single-family dwelling. The necessary dedication and monies for construction of a required lane turnaround were also acquired through the subdivision.
- 3.4 A building permit was issued on 1987 June 30 for the proposed dwelling, with a total gross floor area of 4,736 sq.ft. The building plans indicate a large part of the lowest floor as crawl space. The applicant proposes to change 1,089.6 sq.ft. of this area into cellar, which is assessable as "gross floor area" for the purpose of determining Floor Area Ratio, resulting in a total gross floor area of 5,825.9 sq.ft. This increase in gross floor area would have no impact on any other properties.
- 3.5 The applicant has submitted a plan of development that is considered by this Department to represent a suitable plan of development for this site, while accommodating the additional square footage which is beyond that permitted in the R2 Residential District. The proposed dwelling will have no appreciable impact on the neighbouring residences.

4.0 DEVELOPMENT STATISTICS:

4.1 SITE AREA:	2.53 acres	(1.027 ha)
Lot coverage permitted:	40%	
Lot coverage shown:	3%	
4.2 FLOOR AREA RATIO PERMITTED:	0.60	(66,128.5 sq.ft.) for the subject site
Floor area ratio shown:	0.05	(5,825.9 sq.ft.)

5.0 RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1988 July 11 and to a Public Hearing on 1988 July 19 at 7:30 p.m., and the following be established as prerequisites to the rezoning:
 - a) The submission of a suitable plan of development reflecting a compatible relationship with the surrounding neighbourhood.
 - b) That the owner enter into a covenant certifying that the land shall be developed only in accordance with the plan submitted.

BW:lf
Attachments
cc: Municipal Clerk

R2 # 44/88

NINO CARELLA
6971 NAPIER ST.
BURNABY, B.C., V5B 2C5
PH- 420-6686 or 294-6626

May 2, 1988

To: Mayor and Members of Council:

In regard to:

LOT 1 DISTRICT LOTS 215 AND 216 GROUP 1
NEW WESTMINSTER DISTRICT, PLAN 74929

NEW ADDRESS - 7235 BAYVIEW DRIVE
OLD ADDRESS - 7396 BARNET ROAD

PRESENT ZONING R2 RESIDENTIAL
PROPOSED ZONING CHANGE TO R2A RESIDENTIAL

Being a vacant lot of approximately 110,000 sq. ft. in size, our closest neighbours are about 150 feet away from our future approved house location.

Our interest for the zone change is that we would like to build a larger house, we will require the extra space for our elderly inlaws, in which they will be living with us in the future.

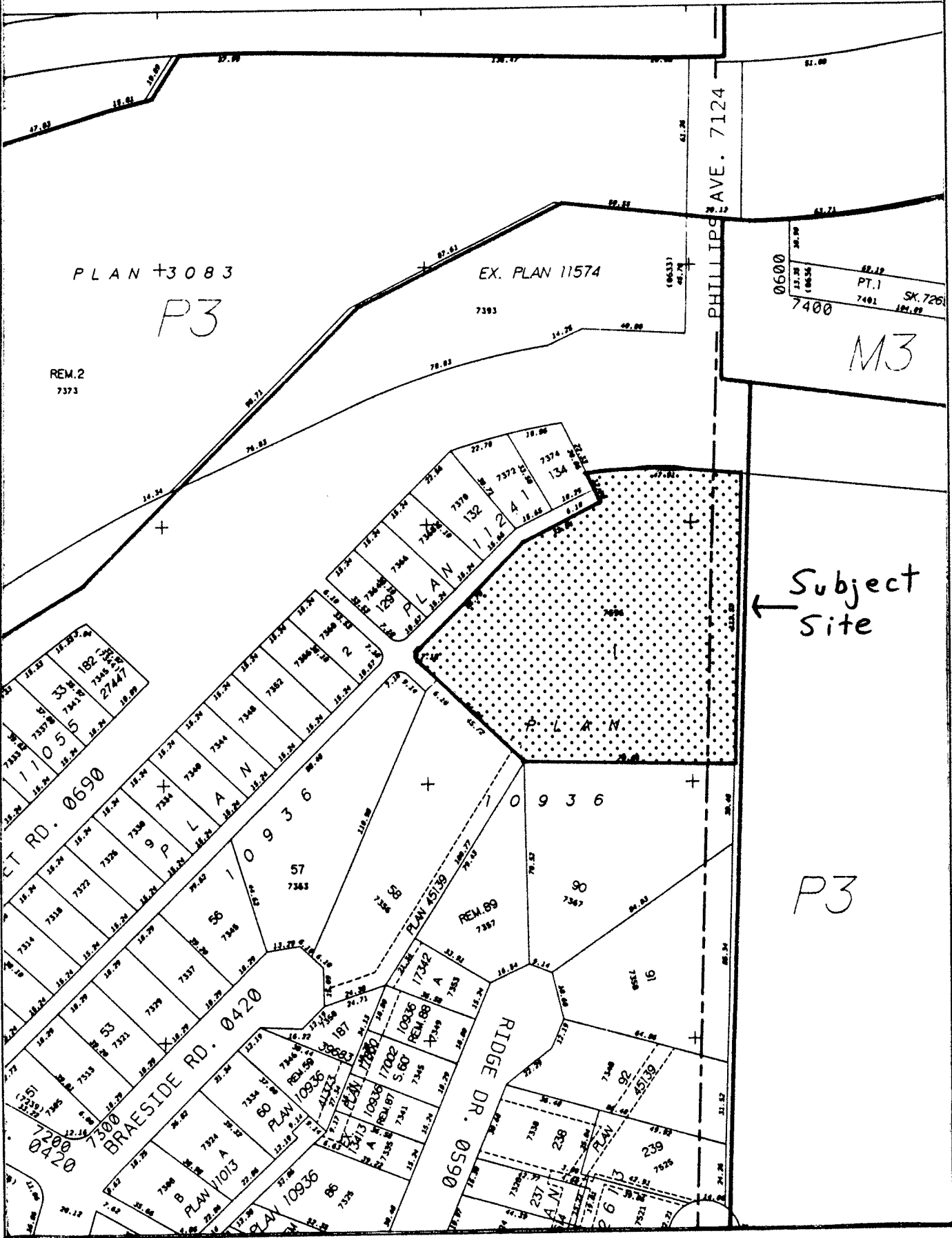
We feel this will not effect the neighbourhood because this is a particular large property in a private location.

We look forward to your positive consideration.

Best regards,



Nino Carella



Date:
1988 June

Scale:
1:2000

Drawn By:

 **BURNABY**
Planning &
Building Inspection
Department

Rezoning Reference #44/88



THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING & BUILDING INSPECTION
REZONING REFERENCE #48/88
1988 JUNE 13

ITEM #8

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Mohan & Amrik Sarai
6563 Imperial Street
Burnaby, B.C.
V5E 1M7
- 1.2 Subject: Application for the rezoning of:

Lot B, D.L. 92, Group 1, NWD, Plan 77288

From: R5 Residential District
To: R5a Residential District
- 1.3 Address: 6670 Sperling Avenue
- 1.4 Location: The subject site is located on the east side of Sperling Avenue between Burford and Imperial Streets (refer to attached sketch).
- 1.5 Size: The site is rectangular in shape with an area of 1,466.9 m² (15,791 sq.ft.), a width of 20.11 m (66 ft.), and a depth of 73 m (239.5 ft.).
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the development of a single-family dwelling having a floor area greater than that permitted under the prevailing residential zoning.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

- 2.1 The subject site is currently vacant with a significant incline near the front property line. The site includes significant shrubbery and mature trees. Two-family dwellings are located to the north and west, while single-family dwellings are to the south and east. Vehicular access is available from Sperling Avenue which is constructed to a full standard and from a rear lane.

3.0 GENERAL DISCUSSION:

- 3.1 Under the current R5 Residential District zoning, the permitted density of development for the subject site shall not exceed 370 m² (3,982.8 sq.ft.) of gross floor area. Under the proposed R5a District zoning, a single-family dwelling may be permitted up to a maximum Floor Area Ratio of 0.60 or 880.1 m² (9,474 sq.ft.) on the subject site.
- 3.2 The applicant has indicated that he wishes to construct a dwelling approximately 5,000 sq.ft. in size.

- 3.3 The abutting residential properties are generally occupied by modest sized single-family dwellings and a number of two-family dwellings. The lots on the east side of Sperling Avenue and the west side of Ashworth Avenue are very deep, with the resulting rear yards being quite notable.

To the west across Sperling Avenue, the lots at 6665 and 6681 Sperling Avenue are both occupied by two-storey two-family dwellings.

A two-family dwelling is also located to the north. The unit closest to the subject site features a deck at the rear of the dwelling, with no screening from the subject site.

To the east across the lane, there is a two-storey, single-family dwelling. The dwelling's siting allows for a very deep rear yard.

The property to the south is occupied by a very small single-storey rancher. The front yard of the lot is well screened from the subject site, but the rear yard is largely unscreened near the single-family dwelling.

4.0 CONCLUSION:

Considering the unusual depth of the subject lot, any development under the R2a District zoning would likely result in a dwelling with a relatively long building depth. This would result in significant intrusions into the rear yards of the properties to the north and south. In light of the geometry of the subject site and the potential incompatibility of a dwelling with a larger gross floor area than is currently permitted for the residences to the north and south, as well as the general modest scale of the single-family dwellings in the area, the Planning & Building Inspection Department would conclude that it would not be appropriate to permit the development of a single-family dwelling with a building bulk beyond that currently permitted under the prevailing R5 Residential District zoning.

5.0 RECOMMENDATION:

- 5.1 THAT Council not give give favourable consideration to the subject rezoning request.

BW:lf

Attachments

D 17101

RZ# 48/88.

MOHAN SINGH SARAI
AMRIK KAUR SARAI
6563 IMPERIAL STREET
BURNABY. V5E-1M7

TO

May 16/1988

THE COUNCIL OF MUNICIPALITY OF BURNABY.

SUBJECT :- REZONING OF 6670 SPERLING AVE BBY. FROM R5 TO R5A.

RESPECTED SIR'S,

TO BUILD THREE LEVEL HOUSE. APX. 5,000 sq ft.

With due regard and respect I am making this application

for rezoning the above property for your kind consideration

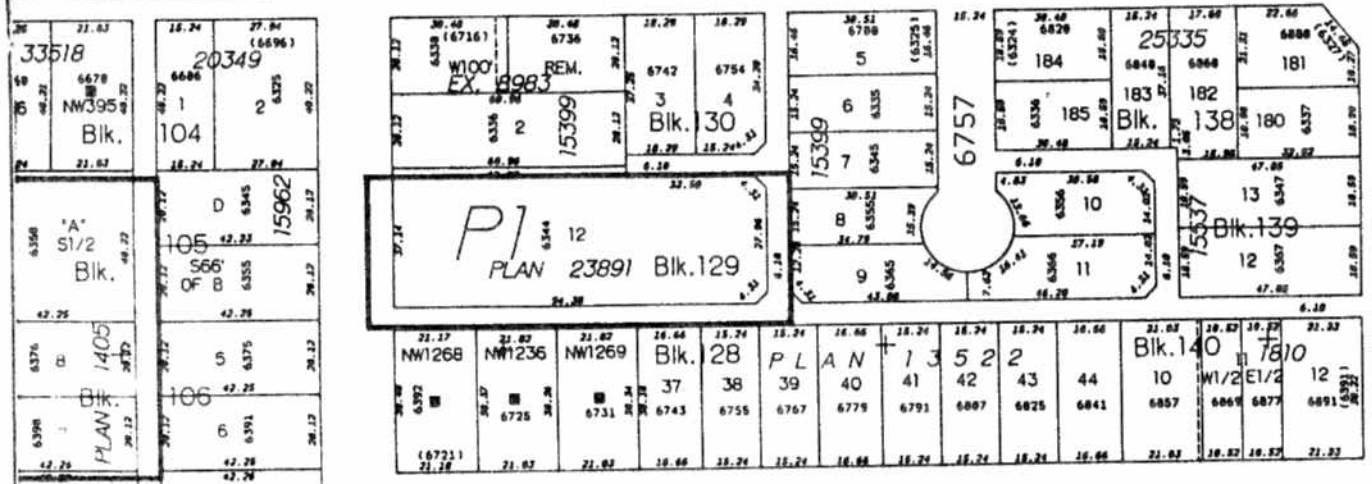
- 1) The size of the property is 66' x 239' which is quite large in size.
- 2) At present there is no building on the property and this is large level lot.
- 3) We are married and having three unmarried sons, who are later on going to marry and require reasonable accommodation with us.
- 4) My parents-in-law who are now living in the farm house with their son, want to live with us due to their old age and ill health, so that they can ^{get} better medical aid available in the city and other facilities.
- 5) This property is a quite large size, and the house should be built on this property of good fair size to have the good appearance and good resale value in the future.
- 6) Considering all the above facts, we expect to give your kind consideration to grant the rezoning from R5 to R5A, so that I could be able to build the house on this property of APX. 5,000 sq feet of good appearance.

Thank you.

Yours Truly,
Mohan Singh Sarai
Amrik K. Sarai

SEE FACET F-12

STANLEY ST. 2900



BURNS ST. 2960

BRYANT ST. 2990

BURFORD ST. 3020

ASHWORTH AVE. 6755

SPERLING AVE. 6695

Subject Site

R5

PLANNING AND BUILDING INSPECTION DEPARTMENT

SEE FACET F-10

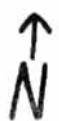
Date:
1988 June

Scale:
1:2000

Drawn By:



Rezoning Reference # 48/88



THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING & BUILDING INSPECTION
REZONING REFERENCE #49/88
1988 JUNE 13

ITEM #9

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Rolf and Hanne Fuchs
2232 Windwood Place
Burnaby, B.C.
V5A 4E9
- 1.2 Subject: Application for the rezoning of:

Lot 1, Blk. 43, D.L. 189, Grp. 1, NWD,
Plan 4953

From: R2 Residential District
To: R2a Residential District
- 1.3 Address: 202 N. Grosvenor Avenue
- 1.4 Location: The subject site is located at the north-east corner of North Grosvenor Avenue and Cambridge Street (refer to attached sketch).
- 1.5 Size: The site is rectangular in shape with an area of 784 m² (8,440 sq.ft.), a width of 20.12 m (66 ft.) and a depth of 38.97 m (127.8 ft.).
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the development of a single-family dwelling having a floor area greater than that permitted under the prevailing residential zoning.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

- 2.1 The subject site is occupied by a single-family dwelling currently under construction. The site slopes significantly to the south, with a 4 ft. high retaining wall near the south property line. Single-family dwellings are located to the north, south, east and west of the site. Vehicular access is available from Cambridge Street, which is constructed with curbs, and North Grosvenor Avenue, which is constructed to a full standard.

3.0 GENERAL DISCUSSION:

- 3.1 Under the current R2 Residential District zoning, the permitted density of development for the subject site shall not exceed 440 m² (4,736.3 sq.ft.) of gross floor area. Under the proposed R2a District zoning, a single-family dwelling may be permitted up to a maximum Floor Area Ratio of 0.60 or 470.4 m² (5,063.5 sq.ft.) on the subject site.
- 3.2 On 1988 May 29, Building Permit #B64441 was issued for the construction of a single-family dwelling on this site with total gross floor area of 4,683.3 sq.ft. The approved building permit plans indicate a cellar with a gross floor area of 736.7 sq.ft.

- 3.3 The neighbouring residential properties are occupied by single-family dwellings of a variety of sizes and styles, with most being a moderate size. The area displays an attractive view to the south.

The dwelling to the west at 201 N. Grosvenor Avenue is a two-storey on cellar, box-shaped, single-family dwelling.

To the east, there is a rather large two and one-half storey single-family dwelling. This residence is well screened from the dwelling under construction by three large, mature trees.

The dwelling to the south across Cambridge Avenue is a one-storey on cellar, single-family dwelling. The dwelling is sunk well into the site, thus eliminating any view obstruction for the residences to the north.

To the north of the subject site is a moderate sized, two-storey, two-family dwelling. This dwelling is not particularly high and has virtually all of its view to the south blocked by the dwelling under construction on the subject site.

- 3.4 This request for rezoning is an example of a case where an application prohibits effective staff examination of the essential elements that need to be considered through the process of rezoning to the R"a" District designation. In this case, the applicant has received a building permit for construction of a single-family dwelling with a total gross floor area which is permitted under the current R2 District zoning, but in which the dwelling maximizes its building bulk in superstructure above grade in terms of its external appearance to the neighbourhood. Subsequent to receiving the building permit, the applicant has applied for rezoning in order to increase the permitted gross floor area through converting areas of crawl space into cellar, which is included in the total gross floor area calculation. While the conversion to cellar would not initially have a direct impact on the neighbouring residential properties, the fact that the building superstructure has been fully designed and in fact substantially completed means that there is effectively no opportunity to ensure that appropriate urban design measures are employed in building siting and massing design to ameliorate the impact of building bulk on neighbouring lots.

For Council's reference, the established process for assessing applications to the R"a" designation involves staff providing a report to Council on the proposal, taking into consideration the nature of the surrounding properties, their present and potential future development, and any peculiar local conditions affecting the appropriate recommendation. If Council favours advancing a given request for further consideration, staff are given authority to work with the applicant towards a suitable plan of development demonstrating appropriate design and local siting factors.

Through this means an effort is made to assure that the relevant principles of good urban design and neighbourliness are applied whenever Council gives its consent to an increase in density through the "a" designation rezoning process.

In the case of this rezoning application, staff do not have the opportunity to work with the applicant to achieve a plan of development which demonstrates sensitivity and neighbourliness to the adjacent residences.

3.5 Although the dwelling under construction on the subject site displays some interesting architectural features, it does not appear to have been designed in a manner to be sensitive towards the abutting residences, particularly the dwelling to the north. The dwelling was sited with a minimum 5 ft. side yard setback to the north and is generally built to the maximum height permitted, which blocks any view to the south from the property to the north. These factors combined with the depth of the building produces a sense of crowding on the north. The subject site slopes significantly to the south, but the building plans do not indicate a significant attempt to build the dwelling into the site to lessen potential view obstruction.

4.0 CONCLUSION:

4.1 In light of the incompatibility of the dwelling under construction with the adjacent residences, particularly the residence to the north, and the lack of any opportunity for staff and Council to effectively examine and contribute to a suitable plan of development which demonstrates sensitivity towards the existing residences, the Planning & Building Inspection Department is unable to support this request to develop a single-family dwelling with a gross floor area beyond that currently permitted under the R2 Residential District zoning.

5.0 RECOMMENDATION:

5.1 For the reasons outlined above, it is not possible to support the request for approval of additional floor area beyond that permitted under prevailing zoning, and it is recommended THAT the application not be approved.

BW:1f

Attachments



R2 49/88

The Corporation of
the District of
BURNABY
4949 Canada Way
Burnaby B.C. V5G 1M2

May 16/1988

LETTER of INTENT

re.: 5443 Cambridge, Burnaby B.C.
(formerly: 202 N.Grosvenor)

Dear Sirs:

Three years ago our son had built a house in Burnaby. So when we ourselves started planning our own house we based a lot of our decisions on his experience especially when it came to building restrictions.

After submitting the architects drawings we were told that the by-law since had changed and the basement of our planned house was to be to a big part eliminated, but that there might be changes again and/or we could apply for rezoning to obtain at least a partial basement for much needed storage space.

The big front section of our basement is presently filled in with sand, topped with concrete for crawl space only, according to your specifications. The small back portion of the basement has been held open - with the hope for a possible rezoning and permit to finish. This small basement space is intended to be used solely for the storage of tools, garden furniture etc., as there is NO other provision for storage of that type in the house.

We would appreciate it very much if you could give our application your consideration and approval.

With best regards!

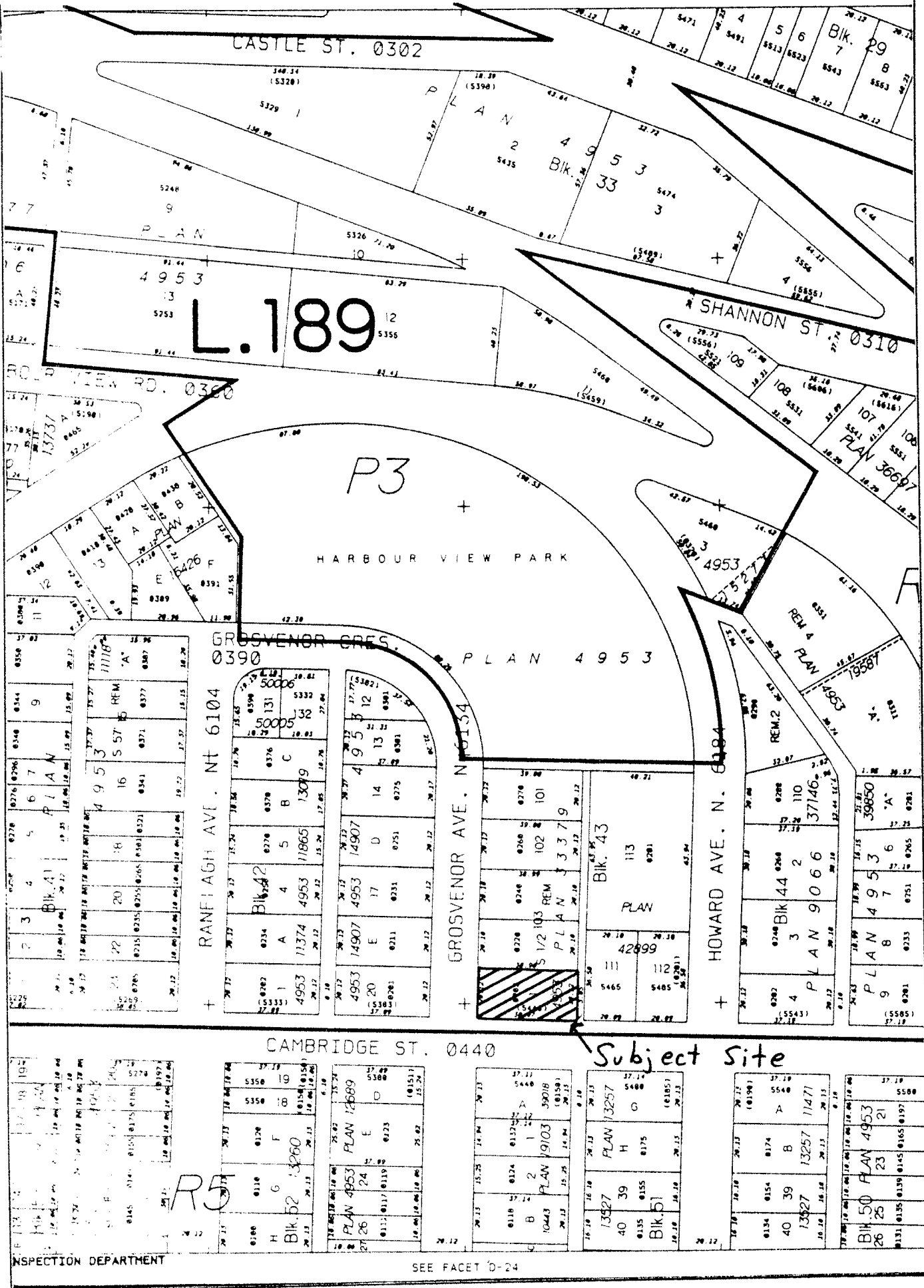
Rolf Fuchs Hanne Fuchs

Rolf & Hanne Fuchs
2232 Windwood Pl.
Burnaby B.C. V5A 4E9

Encls.

Home: 421-4553 Office: 298-1636

SEE FACET D-26



Subject Site

INSPECTION DEPARTMENT

SEE FACET D-24

Date:
1988 June

Scale:
1:2000

Drawn By:



Rezoning Reference # 49/88

