

RE: REZONING REFERENCE NO. 145/87
6349 MARINE DRIVE

ITEM	5
MANAGER'S REPORT NO.	12
COUNCIL MEETING	88/02/15

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 FEBRUARY 04

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #145/87
LOT 12, BLOCK 4, D.L. 173, GROUP 1, NWD, PLAN 1634

FROM: R5 RESIDENTIAL DISTRICT
TO: R5a RESIDENTIAL DISTRICT

6349 MARINE DRIVE

RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1988 February 22 and to a Public Hearing on 1988 March 22 at 7:30 p.m., and that 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.

REPORT

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit the development of a single-family dwelling with a floor area greater than that permitted under the prevailing residential zoning.

ITEM	5
MANAGER'S REPORT NO.	12
COUNCIL MEETING	88/02/15

2.0 BACKGROUND INFORMATION:

2.1 Council received a report on 1987 November 16 from the Planning and Building Inspection Department concerning the rezoning of the subject site to accommodate the increase in permitted floor area within the single-family dwelling. The report stated that a suitable plan of development could be submitted which would allow the single-family dwelling to experience an increase in gross floor area beyond that currently permitted under the R5 District zoning and yet still reflect a dwelling which is compatible with the neighbourhood.

2.2 The previous report on this rezoning noted that the applicant proposes to demolish the existing dwelling and construct a single-family dwelling of 4,000 (+) sq.ft., plus basement. This report also noted that there is an abundance of mature trees on the site and surrounding it and that there is a lack of potential intrusion into the adjacent properties due to the very steep slope.

2.3 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing. The proposed development, which is located on a lot which is surrounded by three municipal right-of-ways (Marine Drive, Tenth Avenue and Fenwick Street), is considered to present a suitable relationship to adjacent properties.

3.0 GENERAL COMMENTS:

3.1 The Applicant has submitted a plan of development for the construction of a single-family dwelling of 685.5 m² (7,379 sq.ft.). This would result in a Floor Area Ratio of 0.59.

3.2 As was noted in the previous report, this Department concluded a suitable plan of development could be submitted for this site, if as many mature trees as possible would be retained as part of the development plan. The applicant has submitted a plot plan indicating that a minimum amount of shrubs and trees would be affected along Marine Drive, Tenth Avenue and Fenwick Street. A majority of the mature trees along these three property lines are located on the municipal right-of-way and will be unaffected. A significant amount of shrubbery and trees will be displaced by the construction of this dwelling along the property line abutting the residence at 6335 Marine Drive. A 3 m (10 ft.) strip of existing tree growth will, however, be maintained along this property line, which should provide an adequate screen between the subject development and the property to the north west.

As was also explained in the report of 1987 November 16, the subject site is 15 - 20 feet above Marine Drive. The road itself is approximately level with the eave line of the dwellings across Marine Drive, while the dwellings to the northeast in New Westminster are located up a very steep slope.

As a result, it is expected that the construction of the dwelling as proposed will not have a detrimental impact on existing residences in the area.

ITEM 5
MANAGER'S REPORT NO. 12
COUNCIL MEETING 88/02/15

3.2 In light of the above information the Planning & Building Inspection Department would conclude that the plans submitted represent a suitable plan of development for this site, while accommodating the additional floor area which is beyond that permitted in the R5 Residential District.

4.0 DEVELOPMENT STATISTICS:

4.1 Site Area: 1,146 m² (12,337 sq.ft.)

Lot Coverage Permitted: 40%

Lot Coverage Shown: 26%

4.2 Development Density Permitted under the R5 Designation: 560 m² (6,027.99 sq.ft.)

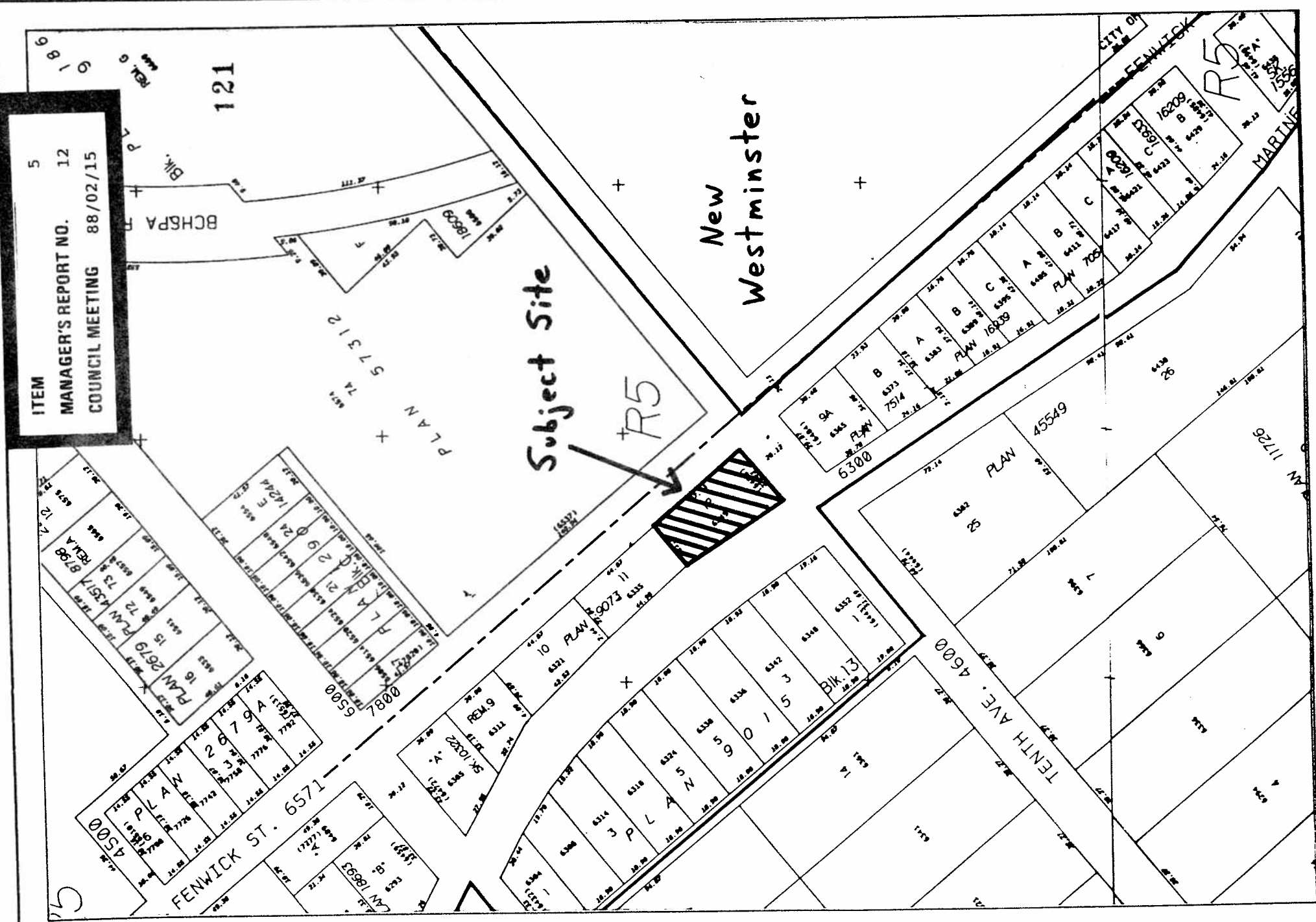
4.3 Floor Area Ratio and Development Density Permitted under the R5a Designation: 0.60 (7,421.9 sq.ft. for the subject site)

Floor Area Ratio Shown: 0.59 (7,379 sq.ft.)

AW
BW:sj
Attachment


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM 5
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 COUNCIL MEETING 88/02/15



City of Burnaby
 Planning &
 Building Inspection
 Department

Rezoning Reference # 145/87

Date:	1988 Feb.
Scale:	1:2000
Drawn By:	

