

ITEM 11
MANAGER'S REPORT NO. 49
COUNCIL MEETING 88/07/25

RE: REZONING REFERENCE NO. 161/87
6929 GRANT PLACE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 JULY 18

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #161/87
LOT 3, D.L. 132, PLAN 76510
FROM: R4 RESIDENTIAL DISTRICT
TO: R4a RESIDENTIAL DISTRICT
6929 GRANT PLACE
(SEE ATTACHED SKETCH)

RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1988 August 08 and to a Public Hearing on 1988 August 23 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.

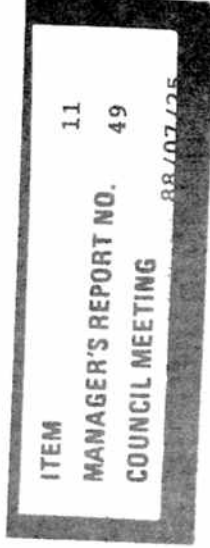
REPORT

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.

2.0 BACKGROUND INFORMATION:

- 2.1 Council received a report on 1988 January 25 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.



In light of the fact that the Grant Place subdivision was undertaken predicated on future development being based on the prevailing R4 District zoning and in this regard the R4 District regulations are still considered appropriate, the Director Planning and Building Inspection recommended that this rezoning request not be given favourable consideration. Council defeated the recommendation at that time and directed staff to work with the applicant towards a suitable plan of development.

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- 2.2 The previous report on the rezoning explained that an application has been made for a building permit in which the maximum gross floor area for the R4 District is exceeded by approximately 950 sq. ft. The applicant has applied for rezoning in order to include more cellar space which is assessable as "gross floor area" for the purpose of determining Floor Area Ratio.
- 2.3 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing. The proposed development, which is located within a new single-family subdivision, is considered to present a suitable relationship to adjacent properties.

3.0 GENERAL COMMENTS:

- 3.1 The applicant originally proposed to construct a single-family dwelling with a total gross floor area of approximately 5,700 square feet. The applicants' proposal now involves the development of a single-family dwelling with a total gross floor area of 6,052 square feet, resulting in a Floor Area Ratio of 0.58.
- 3.2 In light of the above information, the Planning and Building Inspection Department would conclude that the plans submitted represent a suitable plan of development for this site, while accommodating the additional square footage which is beyond that permitted in the R4 Residential District.

4.0 DEVELOPMENT STATISTICS:

- 4.1 Site Area: 956.3m² (10,293.8 sq. ft.)
Lot Coverage Permitted: 40%
Lot Coverage Shown: 27.8%
- 4.2 Development Density Permitted under the R4 Designation: 440m² (4,736.3 sq. ft.)
- 4.3 Floor Area Ratio and Development Density Permitted under the R5a Designation: 0.60 (6,176.2 sq. ft. for the subject site)
Floor Area Ratio Shown: 0.58 (6,052 sq. ft.)

AW
BW:ap

cc: Municipal Clerk
Attach.

AW
A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



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SUBJECT
 SITE



Date: **1987 July**
 Scale: **1:2000**

R.Z. #161/87
 6929 GRANT PLACE

Drawn By:



