

ITEM 13
MANAGER'S REPORT NO. 49
COUNCIL MEETING 88/07/25

RE: REZONING REFERENCE NO. 7/88
5510 SPRUCE STREET

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 #7/88
5510 SPRUCE STREET

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RECOMMENDATION:

1. THAT staff be directed to discuss the concerns noted in this report with the applicant.

REPORT

1.0 BACKGROUND INFORMATION:

- 1.1 On 1988 March 21, Council received a report regarding the subject rezoning application in which the Director Planning and Building Inspection recommended that the application be held in abeyance pending the report on rezonings to the R1a, R2a, R3a, R4a, R5a and R9a Districts. Council adopted this Department's recommendation at that time.
- 1.2 On 1988 June 08, Council directed staff to proceed with processing those rezoning applications to the R "a" designation which were received prior to 1988 May 17. The following site specific assessment is submitted in response to Council direction.

2.0 GENERAL INFORMATION:

- 2.1 Applicant: A. & E. Mustafa
5510 Spruce Street
Burnaby, B.C.
V5G 1Y6



2.2 Subject: Application for the rezoning of:

Lot 1, D.L. 80, Plan 76714, Group 1, NWD.

FROM: R2 Residential District
TO: R2a Residential District

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2.3 Address: 5510 Spruce Street

2.4 Location: The subject site is located on the south side of Spruce Street between Mahon Avenue and Royal Oak Avenue (refer to attached sketch).

2.5 Size: The site is rectangular in shape with an area of 1811.9 m² (19,503.7 sq. ft.), a width of 30.48 m (100 ft.), and a depth of 59.44 m (195 ft.).

2.6 Services: The Director Engineering will be requested to provide all relevant servicing information.

2.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit a total gross floor area on the site which is greater than that permitted under the prevailing zoning.

3.0

NEIGHBOURHOOD CHARACTERISTICS:

The subject site is currently occupied by a two-storey single-family dwelling, which is being renovated. The front yard features generous landscaping, with shrubs and mature trees. The rear yard is enclosed by a chain link fence approximately six feet high on a four foot retaining wall. A single-storey dwelling on a raised basement well above grade is located to the north with two single-storey dwellings to the south. The site to the west is occupied by a one-storey dwelling, with a two-storey dwelling under construction on the lot to the east. Vehicular access is available from Spruce Street, which is constructed to a full standard, and from a rear lane.

4.0

GENERAL DISCUSSION:

- 4.1 Under the current R2 Residential District zoning, the permitted density development for the subject site shall not exceed 440 m² (4,736.3 sq. ft.) of gross floor area. Under the requested R2a District zoning, the density of development may be permitted up to a maximum Floor Area Ratio of 0.60 or 1,087 m² (11,702 sq. ft.) on the subject site.
- 4.2 A building permit was issued on 1988 February 17 for renovations to the existing dwelling, permitting a single-family dwelling with a total gross floor area of 426.3 m² (4,589.2 sq. ft.). The applicant now wishes to construct a garage, a covered walkway, and to cover the swimming pool proposed for the side yard to the east of the dwelling. All of these additional features are considered part of the total gross floor area calculation, and thus, could not be permitted to exceed the 147 sq. ft. remaining after accounting for the gross floor area of the dwelling under the prevailing R2 District zoning. The exact proposed total gross floor area for the site has not yet been determined, but it is estimated that the proposed additions will total approximately 1,800 sq. ft., resulting in a total gross floor area of 6,389 sq. ft. on the subject site.



4.3 The subject site is located in an established single-family area, featuring deep lots on the south side of Spruce Street, with uniformly deep front yards.

The dwellings to the north reflect a variety of styles and are generally older homes. The dwelling directly across from the subject site is completely screened from the site by a hedge approximately 8 ft. high, and three mature evergreen trees.

The dwellings to the south across the lane are located at a lower elevation than the site and are well screened by fences on both the subject site and the properties across the lane.

To the west, a relatively large rancher is located at 5492 Spruce Street. This dwelling is well set back from the front property line and the subject site.

The site to the east is occupied by a rather large two-storey dwelling currently under construction. A building permit was issued permitting the development of a single-family dwelling with a total gross floor area of 439.3 m² (4,729.4 sq. ft.) on this site.

4.4 Upon examining the plans submitted by the applicant in connection with the requested rezoning, staff feel there are a number of concerns that should be addressed regarding the proposed development. The plans submitted indicate a building mass virtually from one minimum side yard setback to another minimum side yard setback. In this regard, the siting of the pool with its contemplated building enclosure between the dwelling and the east property line is not considered to reflect a sensitivity towards open space on the property. The siting of the pool is considered to be a major impediment towards the realization of a suitable plan of development for this site. It is acknowledged, however, that the applicant is entitled to complete the construction of an outdoor pool at this location under the prevailing R2 District zoning. This Department would not consider it prudent to permit the pool to be enclosed as it is proposed to be sited, as the enclosure of the pool will create a situation in which there is 88 ft. of building mass across a 100 ft. wide lot.

The plans submitted also indicate the construction of an approximately 690 sq. ft. garage between the front line of the house and the final property line. As was previously noted, the subject site and the adjacent properties along the south side of Spruce Street all reflect deep front yard setbacks of up to 60 ft. The proposed garage would not respect the established pattern of front yard setbacks and would be considered less than compatible with other development along Spruce Street. This Department would consider, however, that the construction of the proposed garage in the rear yard would not present the same concerns. Any additional covered walkways to the pool area should also respect the established pattern of front yard setbacks and should not be permitted to extend significantly beyond the dwelling perimeter on the north.

This Department would also express its concern over the amount of hard surfaced area proposed for the site. In addition to the 6,389 sq. ft. of total gross floor area proposed for the site, the plans also indicate an approximately 3,000 sq. ft. tennis court in the rear yard and a large paved driveway area in the front yard.

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Altogether, this would result in nearly 50% of the lot being covered with hard surfacing materials, which is inordinately high for a low density residential area and not conducive to the landscaped open space setting desired for quality neighbourhoods. A suitable plan of development should reflect a more sensitive consideration of the importance of soft, passive, landscaped areas surrounding the structures on a site.

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CONCLUSION:

It is recognized that in light of the large lots along this portion of Spruce Street that a suitable plan of development could be submitted which would allow a total gross floor area beyond that currently permitted under the prevailing R2 District zoning which is still compatible with the neighbourhood. The plan of development would, however, have to reflect significant changes, including respecting the established pattern of front yard setbacks and decreasing the building mass from side yard to side yard, in order to be considered as suitable in this neighbourhood context.

If a suitable plan of development were to be submitted, 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.

And
BW:ap

Attach.



A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

