

ITEM
MANAGER'S REPORT NO. 6
COUNCIL MEETING 51 88/08/08

RE: REZONING REFERENCE NO. 168/87
6865 GRANT PLACE

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 AUGUST 03

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #168/87
LOT 3, D.L. 132, PLAN 76314
FROM: R4 RESIDENTIAL DISTRICT
TO: R4a RESIDENTIAL DISTRICT
6865 GRANT PLACE - (SEE ATTACHED SKETCH)

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RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1988 August 22 and to a Public Hearing on 1988 September 20 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.

R E P O R T

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.

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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.

2.2 Due to the absence of addresses in the new subdivision and a similar legal description on a nearby lot, incorrect information was presented on the neighbourhood characteristics in the first report to Council. The correct site description information is as follows:

The subject site is occupied by a two-storey on cellar single-family dwelling, which is nearing completion. A very similar single-family dwelling is located to the immediate west, while another single-family dwelling is under construction to the east. A small older one-storey on cellar single-family dwelling is located to the north, while another large two-storey on cellar single-family dwelling is to the south. The latter property was the subject of another rezoning to the R4a Residential District (R.Z.#109/87), which was given Final Adoption on 1988 February 22.

2.3 On 1987 November 25, Building Permit B-63839 was issued for the construction of a single-family dwelling with a total gross floor area of 4,717.6 sq. ft. on the subject site. 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.

2.4 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 the adjacent properties.

3.0 GENERAL COMMENTS:

3.1 The applicant has submitted a plan of development for a single-family dwelling with a total gross floor area of 522.3 m² (5,623.2 sq. ft.). This would result in a Floor Area Ratio of 0.59.

3.2 In light of the above information, the Planning and Building Inspection Department would conclude that the plans submitted represent an acceptable 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:	871.4 m ² (9,379.9 sq. ft.)
	Lot Coverage Permitted:	40%
	Lot Coverage Shown:	26%
4.2	Development Density Permitted under the R4 Designation:	440 m ² (4,736.3 sq.ft.)
4.3	Floor Area Ratio and Development Density Permitted under the R4a Designation:	0.60 (5,627.9 sq. ft. for the subject site)

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Floor Area Ratio
and Development
Density Shown:

0.59 (5,623 sq.ft.)

APL

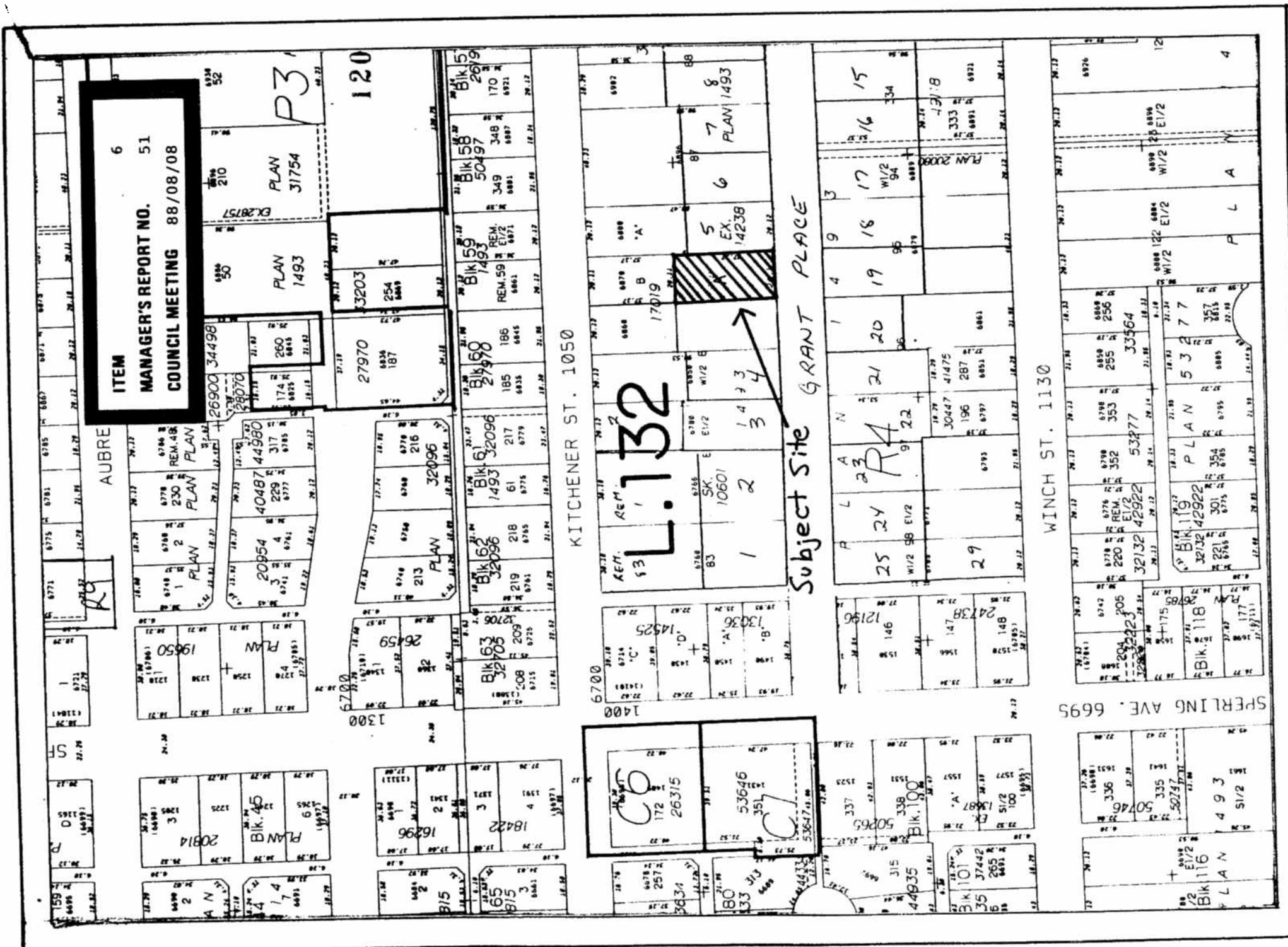
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Attach.

cc: Municipal Clerk

A. L. Parr

DIRECTOR PLANNING &
BUILDING INSPECTION



Planning & Building Inspection Department

Date: 1988 August
 Scale: 1:2000
 Drawn By:

Rezoning Reference # 168/87

