

ITEM

MANAGER'S REPORT NO.

COUNCIL MEETING

20
82
89/12/18

RE: REZONING REFERENCE NO. 83/89
7437 BURRIS STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER
1989 DECEMBER 12

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #83/89
LOT 189, D.L. 86, PLAN 30019
7437 BURRIS STREET
(SEE ATTACHED SKETCH)

FROM: R1 RESIDENTIAL DISTRICT
TO: R1a RESIDENTIAL DISTRICT

PURPOSE: To seek Council authorization to forward this rezoning to
First Reading and a Public Hearing.

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RECOMMENDATION:

- 1) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1990 January 08 and to a Public Hearing on 1990 January 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.
 - c) The granting of any necessary easements or restrictive covenants.

REPORT

1.0 REZONING PURPOSE:

- 1.1 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 On 1989 January 03, Council approved a set of urban design guidelines for the purpose of assessing single-family development proposals in the R1a, R2a, R3a, R4a, R5a and R9a Residential Districts.

2.2

Council received a report on 1989 November 14 from the Planning and Building Inspection Department concerning the rezoning of the subject site. The report stated that a suitable plan of development could be submitted which would allow a total gross floor area greater than that currently permitted under the R1 District zoning and yet still reflect a dwelling which is compatible with the neighbourhood. At that time, Council adopted the recommendation that staff be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing.

The report noted that the subject site is exceptionally large, there are a number of large mature trees on and around the site and that the site slopes significantly down away from Burris Street.

2.3 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL DISCUSSION:

3.1

The applicant has submitted a plan of development for the construction of a 856.9 m² (9,223.9 sq. ft.) single-family dwelling. This would result in a Floor Area Ratio of 0.14. Council may recall that the Letter of Intent submitted for this rezoning by the applicant indicated that the proposed house plans have a gross floor area slightly over the maximum R1 Residential District development density of 590 m² (6,350.9 sq. ft.) for the site. The plan of development submitted to this Department represents a change in the design of the dwelling, with an attendant increase in gross floor area from that proposed earlier through the Letter of Intent.

3.2

The previous report on the rezoning stated the submitted plan of development should indicate a single-family dwelling which is low in height and sited in such a way as to provide generous setbacks on all sides. The report also noted that the plan of development should indicate the retention of the mature trees on the site.

In respect to these comments, the building plans indicate a dwelling which is quite low in height (21 ft.) and unimposing in this regard. The building design emphasizes a low, horizontal silhouette with broad sloping rooflines and deeply overhanging eaves, and demonstrates a high quality of residential design.

Further to this, the subject site slopes significantly down from Burris Street, allowing the dwelling to present a one-storey appearance toward the street, while the dwelling includes a second storey, which is only visible from the rear of the site. The lower floor includes 256.2 m² (2,758 sq. ft.) of the total gross floor area on the site. With regards to the setbacks, the principal dwelling is setback 30.48 m (100 ft.) and the garage is setback 15.8 m (52 ft.) from Burris Street. The side yard setbacks are 7.0 m (23 ft.) and 9.1 m (30 ft.) with the rear yard setback being over 200 ft. The applicant has also submitted a tree survey for the site indicating the retention of the mature trees on the site.

3.3

Staff have also assessed the plan of development for this rezoning application utilizing the Council-adopted urban design guidelines for R "a" rezonings and would offer the following pertinent comments:

- a) As was previously noted, the proposed single-family dwelling is one storey in height.

- b) The dwelling is well set back from Burris Street, while the dwelling depth is under the 60 ft. recommended depth, with a very deep rear yard.
 - c) The side yard setbacks are more than double that required in the R1 Residential District.
 - d) The proposed dwelling provides considerable variety in the building face, with a porte cochere, large overhanging eaves and angled building corners.
 - e) The deck and terrace areas are well set back from the property lines and are oriented away from the adjacent existing dwellings.
 - f) The applicant has submitted a tree survey for the site indicating the retention of the majority of the mature trees on the site, as well as indicating some upgrading of the landscaping to provide improved screening between the subject dwelling and the single-family dwelling at 7425 Burris street and a continuous hedge and a low wall 20 ft. back from the front property line.
- 3.4 There is a creek flowing northward through the site, which enters from the property at 7425 Burris Street. The proposed dwelling will be set back 15 ft. from the top of the creek bank to maintain the creek in a natural, open condition, with some upgrading to be undertaken, subject to the approval of the Director Engineering. As a condition of this rezoning, an easement or a restrictive covenant will be required in order to provide for the maintainance of the creek.

4.0 DEVELOPMENT STATISTICS:

4.1	Site Area:	6,604.2 m ² (65,276.6 sq. ft.)
	Lot Coverage Permitted:	40%
	Lot Coverage Shown:	10%
4.2	Building Height Permitted:	2 1/2 storeys 9.0 m (29.53 ft.)
	Building Height Shown:	6.4 m (21 ft.)
4.3	Development Density Permitted under R1 Designation:	590 m ² (6,350.9 sq. ft.)
4.4	Floor Area Ratio and Development Density permitted under the R1a Designation:	3,962.5 m ² (42,653.6 sq. ft.)
	Floor Area Ratio and Development Density shown:	0.14 856.9 m ² (9,223.91 sq. ft.) for the subject site

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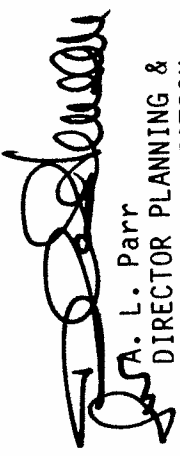
As this Department has now received a suitable plan of development which demonstrates a well-integrated and high quality standard of siting and building design, it is appropriate to forward this application to a Public Hearing. 178

AP

BW:ap

Attachment

cc: Municipal Clerk


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

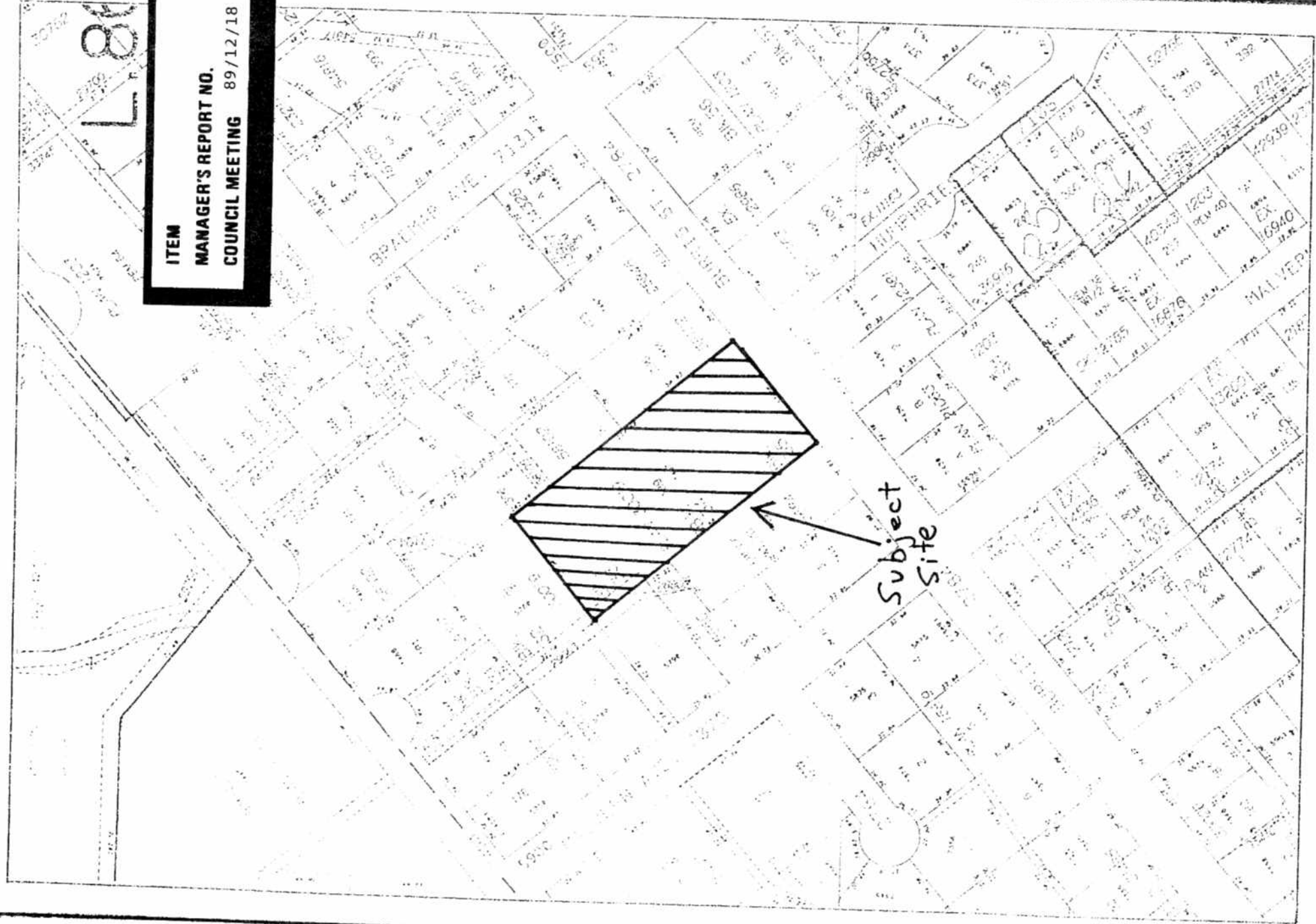
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THE CORPORATION
BURNABY

Planning &
Building Inspection
Department

Date:

1989 Dec.

Scale:

1:2000

Drawn By:

179

Rezoning Reference # 83/89

