

ITEM 14  
MANAGER'S REPORT NO. 68  
COUNCIL MEETING 89/10/23

RE: REZONING REFERENCE NO. 42/89  
LOT 2 OF DL 189, GROUP 1, NWD, PLAN 19499  
404 NORTH HYTE AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 OCTOBER 17

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #42/89  
LOT 2 OF D.L. 189, GROUP 1, N.W.D., PLAN 19499  
404 NORTH HYTE AVENUE

FROM: R2 RESIDENTIAL DISTRICT  
TO: R2a 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 1989 October 30 and to a Public Hearing on 1989 November 21 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.

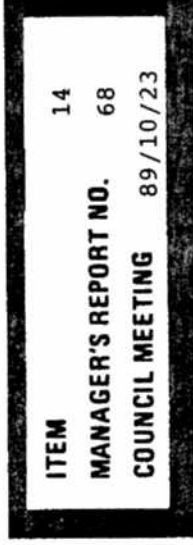
R E P O R T

**1.0** REZONING PURPOSE:

- 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 July 24 from the Planning and Building Inspection Department concerning the rezoning of the subject site to accommodate an increase in permitted gross floor area on the site.

The report stated that in light of the large size of the subject site and its topographical relationship with the adjacent residential properties, the Planning and Building Inspection Department would conclude that a suitable plan of development, demonstrating compatibility with the surrounding neighbourhood could be submitted, which would allow a total gross floor area greater than that currently permitted under the R2 District zoning.

The initial rezoning report also noted two concerns staff had in assessing the development plans submitted for this dwelling. The first concern expressed was that due to the internal layout of the dwelling and the internal circulation pattern which utilized an elevator and two separate and oppositely oriented stairs - that the proposed dwelling would easily be converted to a completely separate two-family dwelling upon completion of construction. Concern was also expressed regarding the height and three-storey appearance of the dwelling. The plan of development submitted indicated a building height of approximately 38 ft., while the maximum building height permitted in the R2 District and the R2a Residential District is 29.53 ft.

Upon receiving the initial rezoning report, Council adopted the recommendation that staff be authorized to work with the applicant to meet the concerns outlined in the report, on the understanding that a further report would be submitted when a plan of development suitable for submission to a Public Hearing had been achieved.

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 577.6 m<sup>2</sup> (6,218.3 sq. ft.) single-family dwelling. This would result in a Floor Area Ratio of 0.49.

3.2 Since initially reporting to Council, staff have had a number of discussions with the applicant to discuss the two problematic areas of the proposed development. As was noted above, the previous report on this rezoning expressed concern about the potential for the dwelling to be converted to a two-family dwelling. In response to specific concerns regarding the circulation pattern afforded the dwelling by the two separate stairwells, the applicant has submitted a plan of development eliminating access to the top floor through one staircase, thus not allowing this dwelling with a mirror-image layout to function totally independently as two units on an up and down basis. The Chief Building Inspector is now satisfied that the design of the dwelling does not permit an interpretation that the proposal is contrary to the Burnaby Zoning Bylaw.

3.3 The other stated concern of staff was the height and three-storey appearance of the dwelling. The applicant has responded to the concerns of staff and submitted a development plan indicating the proposed dwelling having been lowered into the site approximately 9 ft. This alteration has brought the dwelling into conformance with the R2 District maximum building height requirement and significantly reduced the degree to which the dwelling is exposed above the natural grade line.

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While it must be acknowledged that the proposed dwelling would still present a rather large three-storey appearance along North Hythe Avenue, it should be noted that this would not be generally out of character with the adjacent dwellings along the east side of the street. Due to the steep slopes of the properties along the east side of North Hythe Avenue, most of the dwellings have a three-storey appearance along the street.

3.4 Staff have also assessed the plan of development for this rezoning application utilizing the Council-adopted urban design guidelines for R "a" rezonings.

As was noted previously, the dwelling does have a three-storey appearance from the street, but this is not unusual for the dwellings on the east side of North Hythe due to the steep topography of the sites. In addition, with the building design utilizing a flat roof, any view obstruction should be minimized by the absence of projecting roof forms. The only building that is expected to experience significant view obstruction is the small, older dwelling in poor condition to the north-east of the site, which is sited near the rear property line. This site is likely to be redeveloped, with a new dwelling sited in conformance with the R2 District rear yard setback requirements. With the redevelopment of the site to the north utilizing the R2 District regulations, there would be little potential obstruction of the prominent view to the south-west by the proposed dwelling.

The dwelling is not able to maintain the existing pattern of front yard setbacks along North Hythe Avenue due to a number of existing dwellings not being sited in conformance with the R2 District rear yard setbacks, or to maintain the minimum recommended rear yard setback (35% of the lot depth) due to the orientation of the dwelling. These are not considered problematic, however, due to the front yards not being major features of this street frontage and due to the imaginative siting of the dwelling avoiding long, monotonous walls. In addition, the relationship to the abutting residences is enhanced by the provision of generous side yard setbacks.

The dwelling demonstrates sufficient modelling and faceting, through the use of decks and varied building setbacks both between floors and across the building face. The active deck areas are well set back from the property lines and other dwellings.

**4.0 CONCLUSION:**

4.1 Since Council received the initial report on this rezoning application, staff have worked with the applicant towards revising the plan of development. The proposed dwelling has now been lowered into the site, creating an acceptable dwelling height, the siting of the dwelling has been altered to allow for more generous side yard setbacks and the internal circulation pattern in the dwelling has been changed, eliminating separate and independent access to all three floors from both stairwells. The submitted plan of development is now considered suitable to forward to a Public Hearing.

**5.0 DEVELOPMENT STATISTICS:**

5.1 Site Area: 1,157.7 m<sup>2</sup> (12,461.7 sq. ft.)

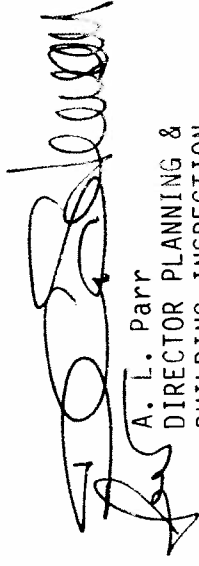
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Lot Coverage Permitted:	40%
Lot Coverage Shown:	22%
5.2 Building Height Permitted:	2 1/2 storeys 9.0 m (29.53 ft.)
Building Height Shown:	2 storeys plus cellar 8.6 m (28.5 ft.)
4.3 Development Density Permitted under R2 Designation:	440 m <sup>2</sup> (4,736.3 sq. ft.)
4.4 Floor Area Ratio and Maximum Development Density Permitted under the R2a Designation:	0.60 (7,477 sq. ft. for the subject site)
Floor Area Ratio and Development Density shown:	0.49 (6,218 sq. ft.)

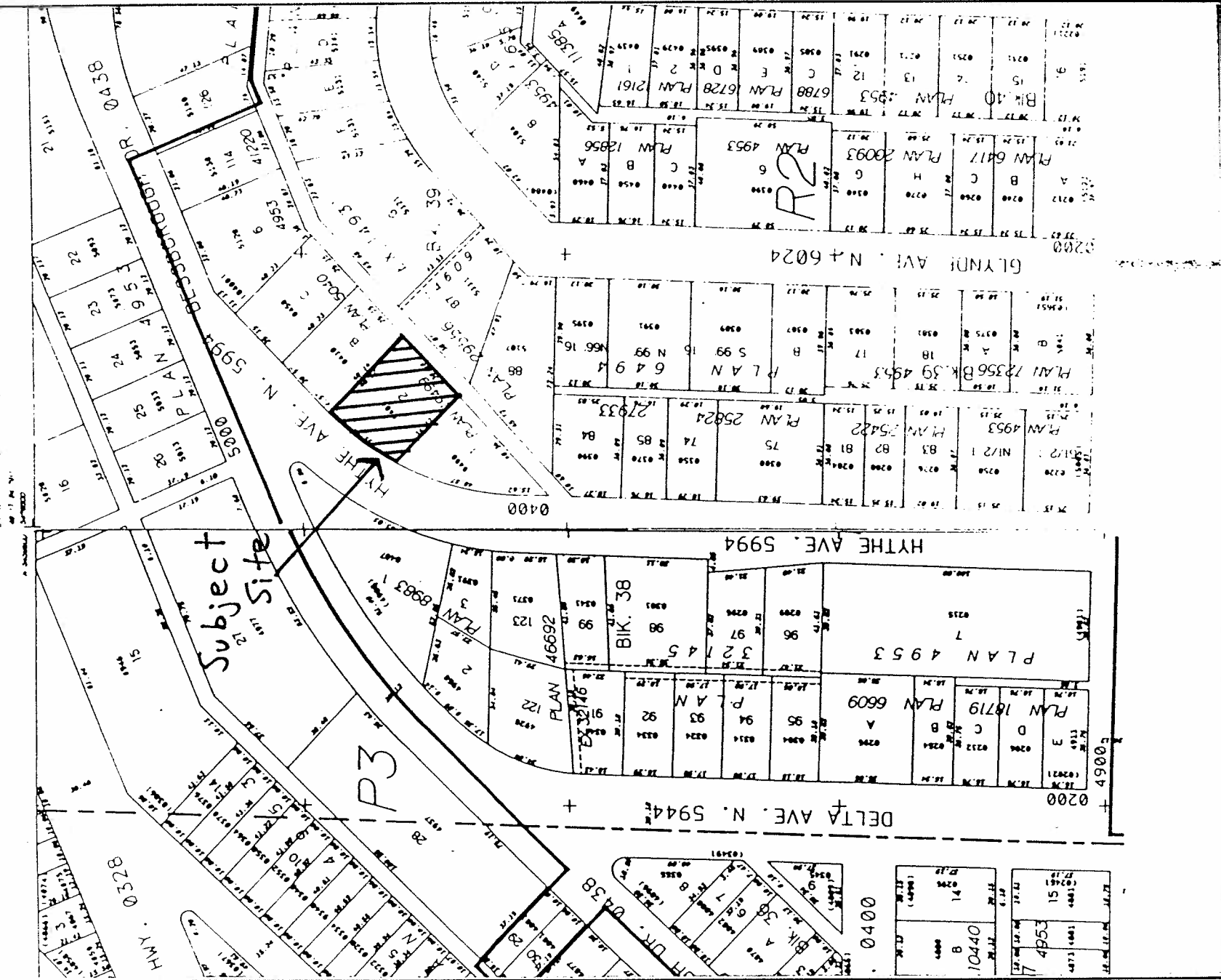
*APL*

BW:ap

cc: Municipal Clerk

  
A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

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Date: 1989 Oct.

Scale: 1:2000

Drawn By:



Planning &  
 Building Inspection  
 Department

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Rezoning Reference #42/89

