

ITEM 16
MANAGER'S REPORT NO. 68
COUNCIL MEETING 89/10/23

RE: REZONING REFERENCE NO. 71/89
6719 BRANTFORD AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 OCTOBER 12
FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #71/89
6719 BRANTFORD AVENUE (REFER TO ATTACHED SKETCH)

PURPOSE: To seek Council authority to work with the applicant towards the submission of a suitable plan of development.

RECOMMENDATIONS:

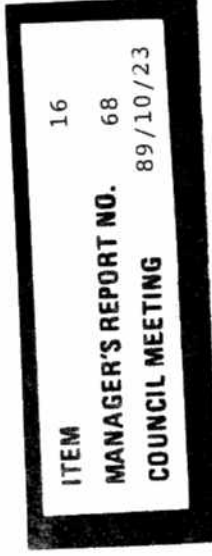
1. THAT staff be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing, with the understanding that a further, more detailed report will be submitted at a later date.
2. THAT a copy of this report be sent to Mr. & Mrs. Marando, 2710 East 1st Avenue, Vancouver, B.C. - V5M 1A7.

R E P O R T

1.0 BACKGROUND INFORMATION:

- 1.1 On 1989 September 26 Council received a report from the Director, Planning & Building Inspection regarding Rezoning Reference #71/89, which involves a request to rezone the subject property at 6719 Brantford Avenue to R9a Residential District. The report concluded that in light of the predominantly moderate-sized single-family dwellings in the area, the inappropriateness of permitting a dramatic increase in permitted development density on the site and the potential shadow casting and privacy concerns related to the adjacent properties to the north and west, the Planning & Building Inspection Department would conclude that rezoning the site to the R9a District would not be compatible with the surrounding neighbourhood.

At that time Council adopted the recommendation that favourable consideration not be given to this rezoning request.



1.2 On 1989 October 10 Council received a delegation from the owner of the subject property, Mrs. Teresa Marando. Mrs. Marando requested that Council reconsider their decision on the rezoning application in order to advance the rezoning to a Public Hearing.

At that time Council brought Rezoning Reference #71/89 back for reconsideration and referred the application to the Planning & Building Inspection Department for further consideration. **199**

1.3 It is now appropriate to report back to Council on the site-specific considerations involved in constructing a larger single-family dwelling on this property, providing recommendations on how the proposed dwelling may be developed in a manner which is most compatible with the adjacent residences and seeking Council authority to work with the applicant toward a suitable plan of development.

2.0 GENERAL DISCUSSION:

2.1 As was previously noted in the earlier report, there is a mixture of housing stock on Brantford Avenue, but it is still predominantly characterized by older, moderately sized single-family dwellings. In order to construct a dwelling which is in keeping with the predominant character of the housing stock on this block, the dwelling should have a two storey appearance along Brantford Avenue and generally not appear massive in terms of building bulk.

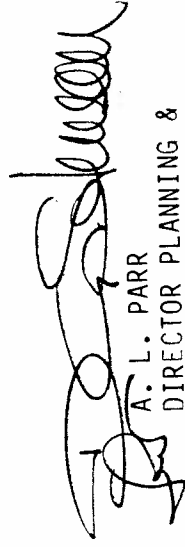
In her presentation to Council on the rezoning application, Mrs. Marando stated that the dwelling would be approximately 3,600 sq. ft. in size. In keeping with this, it is recommended that 3,600 sq. ft. be set as the maximum size of dwelling to be considered by staff in working with the applicant, if Council adopts the subject recommendation.

2.2 The initial rezoning report also expressed concern regarding the impact a larger single-family dwelling would have on the property to the north at 6701 Brantford Avenue, in terms of both excessive shadow casting and a lack of privacy in the rear yard. In order to minimize these potential effects on the property to the north, the plan of development submitted should indicate a dwelling which does not greatly exceed the dwelling to the north in terms of building depth and does not include large deck areas on the north or west side of the dwelling. A plan showing the siting of the adjacent dwellings should be submitted as part of the suitable plan of development.

2.3 In terms of the potential overlook situation regarding the property to the north and the properties to the west across the lane, which are at a lower elevation than the subject site, the building height should be minimized and screening is suggested along the rear and side property lines.

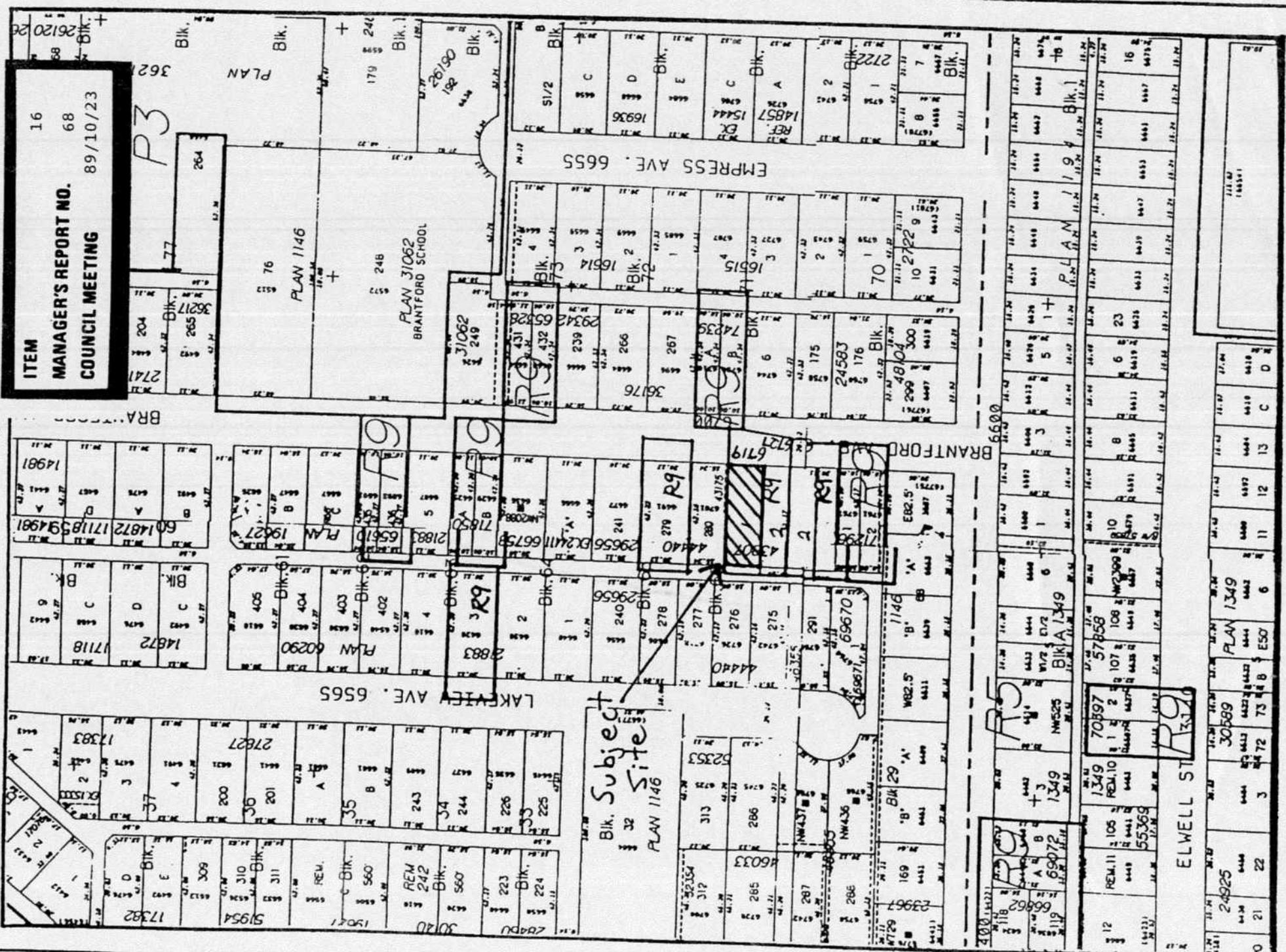
3.0 CONCLUSION:

In conclusion, it is recommended that Council authorize staff to work with the applicant towards the submission of a suitable plan of development based on the above considerations.


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

AW
BW:zn

Attachment



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P3

Blk. Subject
 32
 Site
 Plan 1146



1989
BURNABY
 Planning &
 Building Inspection
 Department

Date 1989 Oct.
 Scale 1:2000
 Drawn By

200
 ← NORTH

Rezoning Reference # 71/89

