

ITEM 10

MANAGER'S REPORT NO. 24

COUNCIL MEETING 89/03/28

Re: 288 SOUTH HYTHE - CONSTRUCTION OF NEW HOUSE (REFER ATTACHED SKETCH)

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1989 March 20

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: 288 SOUTH HYTHE - CONSTRUCTION OF NEW HOUSE (REFER ATTACHED SKETCH)

PURPOSE: TO RESPOND TO CORRESPONDENCE FROM  
MR. A.R. CORNELL RECEIVED BY COUNCIL  
AT ITS REGULAR MEETING OF 1989 MARCH 20

Recommendation:

1. THAT a copy of this report be sent to Mr. A.R. Cornell,  
297 South Glynde Avenue, Burnaby, B.C. V5B 3J5.

REPORT

Application for the construction of a new dwelling on the above property was submitted to the Building Inspection Division on 1987 April 09. Amendments to the Zoning Bylaw introducing the use of a floor area ratio to control and reduce the allowable gross floor area of single-family dwellings were adopted on 1987 May 25.

In accordance with earlier reports to Council, staff reviewed all applications for large houses received just prior to the adoption of the amendments. Upon completion of the review which consisted of visiting the site and determining the surrounding context and the impact on the adjacent sites, staff agreed to work with those applicants with proposals not considered compatible or to otherwise refer the applications to Council for direction.

The site and surrounding context for the subject application was viewed by staff with the conclusion that although some of the older, smaller homes still remained, several new, larger homes had been constructed in close proximity to this site. Aware of the concerns of Council regarding large houses and the pending amendments to the Zoning Bylaw, staff met with the owner, Mr. Aquilini, on several occasions in an attempt to reduce the overall impact of the proposal on the surrounding properties. These meetings resulted in agreement by the owner to make minor adjustments in the overall height of the proposed residence by reducing the roof pitch as well as by providing facade and landscape treatments which would assist in reducing the visual impact.

**ITEM**

10

**MANAGER'S REPORT NO.**

24

**COUNCIL MEETING** 89/03/28

140

A building permit was subsequently issued 1987 August 10, based on the provisions outlined in the Burnaby Zoning Bylaw in effect at the time, and the revisions agreed to by the owner. Inspections have been carried out as construction proceeded; however, at this time final approval remains outstanding pending the correction of minor objections. Inspection staff have confirmed that the building conforms to the approved drawings and to the Zoning Bylaw requirements in effect at the time of application which specified a maximum building height of 9 m (29.53 ft.) or 2 1/2 storeys, including cellar and a maximum lot coverage of 40%.

Since this time, Council has amended the Burnaby Zoning Bylaw to reduce the allowable height and gross floor area of single- and two-family dwellings, thereby effectively controlling further development of large "bulk" housing.



A.L. PARR  
DIRECTOR PLANNING &  
BUILDING INSPECTION

PKH  
GH:FRM:1m

cc: CHIEF BUILDING INSPECTOR

ITEM  
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COUNCIL MEETING 89/03/28

10

24



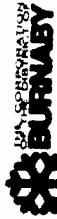
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Drawn By:



Planning &  
Building Inspection  
Department

288 S. HYTHE LOCATION

147



