

ITEM	20
MANAGER'S REPORT NO.	31
COUNCIL MEETING	90/04/30

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

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1990 APRIL 24

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #71/89  
6719 BRANTFORD AVENUE  
LOT 1, D.L. 92, PLAN 80166

FROM: R9 RESIDENTIAL DISTRICT  
TO: R9a RESIDENTIAL DISTRICT

(SEE ATTACHED SKETCH)

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 May 07 and to a Public Hearing on 1990 May 29 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 September 26, Council received a report from the Director Planning and Building Inspection regarding Rezoning Reference #71/89 which involves a request to rezone the subject property at 6719 Brantford Avenue to R9a Residential District.

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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 and Building Inspection Department would conclude that rezoning the site to the R9a District would not be compatible with the surrounding neighbourhood.

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

2.2 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 and Building Inspection Department for further consideration.

2.3 The Planning and Building Inspection Department subsequently reported back to Council on the site specific considerations involved in constructing a larger single-family dwelling on this property. The report noted that Mrs. Marando stated in her presentation to Council that the dwelling would be approximately 3,600 sq. ft. in size. It was recommended that 3,600 sq. ft. be set as the maximum size of dwelling to be considered by staff in working with the applicant. In considering the site specific circumstances, the report indicated that the plan of development should indicate a dwelling which does not greatly exceed the dwelling to the north in terms of building depth, does not include large deck areas on the north or west side of the dwelling, which minimizes building height, and indicates screening along the rear and side property lines.

At that time, Council adopted the recommendation that staff be authorized to work with the applicant towards the submission of a suitable plan of development based on the above considerations.

2.4 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 329 m<sup>2</sup> (3,543 sq. ft.) single-family dwelling. This would result in a Floor Area Ratio of 0.52.

3.2 With respect to the above site-specific comments on the proposed single-family dwelling, the building plans indicate a dwelling which is under 3,600 sq. ft. in size, the depth of the dwelling is limited to 11 ft. longer than the dwelling to the north, and a deck is located at the main floor level at the rear, well set back from the properties to the north and west. The dwelling is 26.8 ft. high at the street elevation, with the height being 30.9 ft. high at the rear of the dwelling and screening is indicated along the rear and side property lines.

3.3 Staff have also assessed the plan of development for this rezoning application utilizing the urban design guidelines adopted by Council on 1989 January 03 for R "a" rezonings and would offer the following comments:

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- a) The proposed single-family dwelling has a two-storey appearance, which is similar to the adjacent dwellings.
- b) The siting of the dwelling generally respects the existing front yard setback pattern.
- c) The dwelling depth is under the 60 ft. maximum recommended depth, with a deep rear yard.
- d) The side yard setbacks shown are 4.92 ft. on the south side and 6.04 ft. on the north side, which is greater than the R9 District minimum setbacks, but not double the R9 side yard setbacks recommended for R "a" zoned properties, which would require 7.88 ft. side yard setbacks.
- e) The proposed dwelling provides some variety in the building face with two projecting bays, a porch and the second floor set slightly back.
- f) As previously noted, the deck at the rear is modest in size and located well back from the properties to the north and the west, for which privacy and shading concerns are the greatest, while the side windows are generally small and non-intrusive in terms of privacy.
- g) There is no existing landscaping to be retained, but the plan of development includes screening along the rear and side property lines.

**4.0 DEVELOPMENT STATISTICS:**

4.1	Site Area:	629.4 m <sup>2</sup> (6,775 sq.ft.)
	Lot Coverage Permitted:	40%
	Lot Coverage Shown:	34%
4.2	Building Height Permitted:	2 - 1/2 storeys 9.0 m (29.53 ft.)
	Building Height Shown:	26.8 ft.
4.3	Development Density Permitted under R9 Designation:	265 m <sup>2</sup> (2,852 sq. ft.)
4.4	Floor Area Ratio and Development Density permitted under the R9a Designation:	377.6 m <sup>2</sup> (4,065 sq. ft.)
	Floor Area Ratio and Development Density shown:	0.52 329 m <sup>2</sup> (3,543 sq. ft.) for the subject site

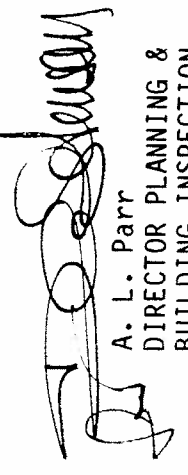
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As this Department has now received a suitable plan of development, it is appropriate to forward this application to a Public Hearing.

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*APL*  
BW:ap



A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

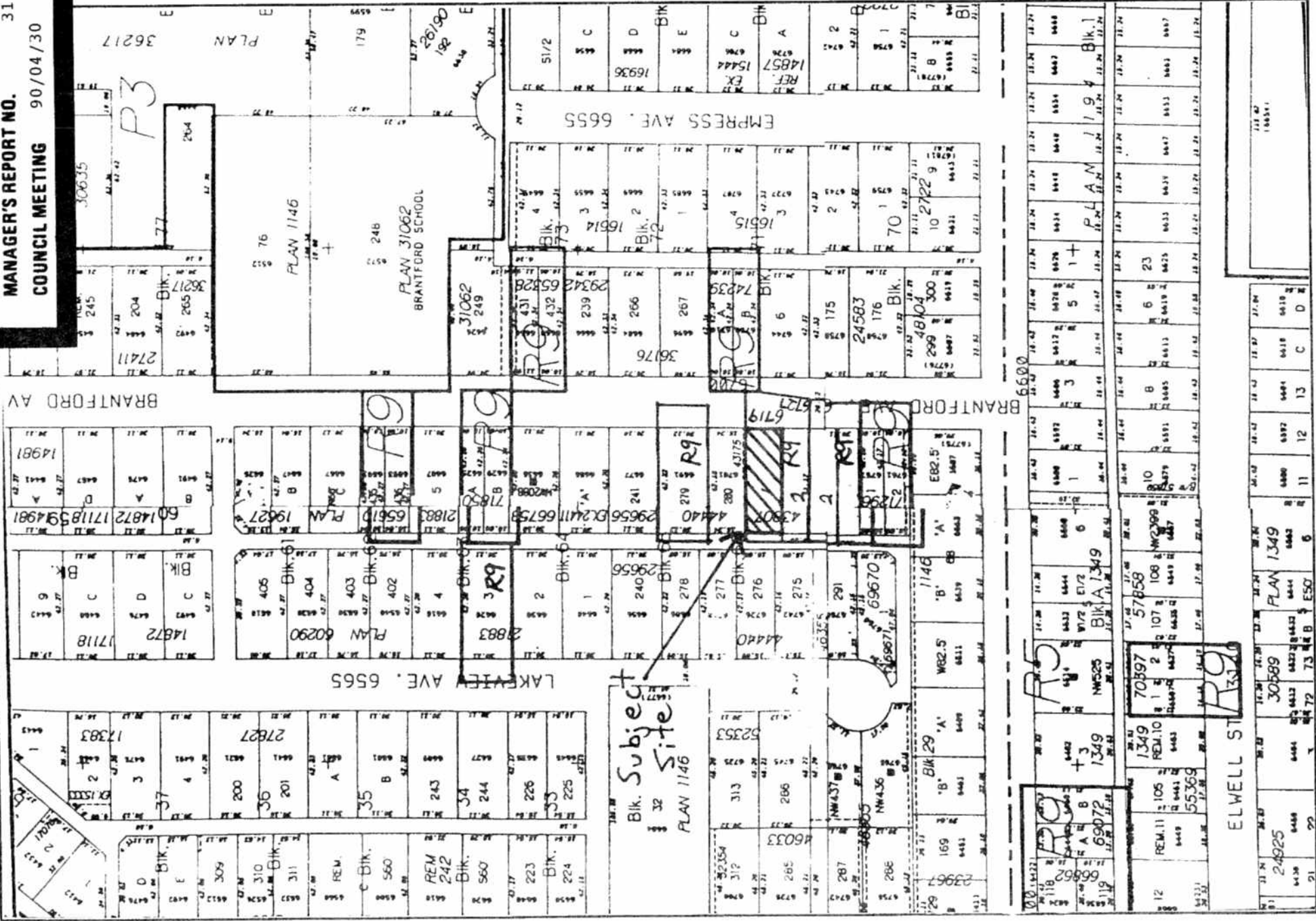
Attachments

cc: Municipal Clerk

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THE CORPORATION  
**BURNABY**  
 Planning &  
 Building Inspection  
 Department

Date:  
 1990 April

Scale:  
 1:2000

Drawn By:

Rezoning Reference #71/89

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