

ITEM 19
MANAGER'S REPORT NO. 72
COUNCIL MEETING 92/11/23

TO: CITY MANAGER 1992 NOVEMBER 23
FROM: ACTING DIRECTOR PLANNING AND BUILDING
SUBJECT: **REZONING REFERENCE #25/92**
LEGAL: LOTS 175 AND 176, D.L. 86, GROUP 1,
N.W.D. PLAN 26395
ADDRESS: 7623 AND 7633 BURRIS STREET (see attached sketch)
FROM: R1 RESIDENTIAL DISTRICT
TO: R1a RESIDENTIAL DISTRICT

PURPOSE: To seek Council authorization to forward this rezoning to a Public Hearing on 1992 December 15.
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RECOMMENDATIONS:

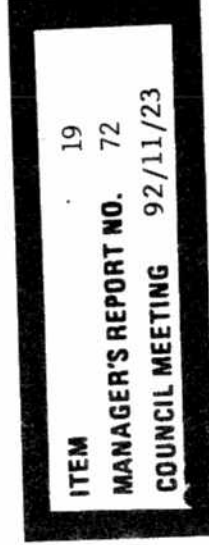
- 1) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1992 November 30 and to a Public Hearing on 1992 December 15 at 7:30 p.m.
- 2) THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development reflecting a compatible relationship with the surrounding neighbourhood.
 - b) The owner enter into a restrictive covenant certifying that the land shall be developed only in accordance with the building and landscaping plans submitted.
 - c) The consolidation of the site into one legal parcel.
 - d) The granting of any necessary easements.
 - e) The retention of as many existing mature trees as possible on the site.

The submission of a written undertaking to ensure that all site areas identified for preservation of existing vegetation are effectively protected by snow fencing or other approved physical containment during the whole course of site preparation and construction work.

R E P O R T

1.0 REZONING PURPOSE:

- 1.1 The purpose of the proposed rezoning bylaw amendment is to permit the construction 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 1992 May 25, Council received a report from the Acting Director Planning and Building concerning the rezoning of the subject site. The report stated that in light of the large size and the slope of the site down from Burris Street, the Planning and Building Department has concluded that a suitable plan of development could be submitted utilizing the R1a District zoning, which still reflects a dwelling which is compatible with the surrounding dwellings.

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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.

2.2 On 1992 September 28, Council received a further report from the Acting Director Planning and Building regarding the proposed single-family dwelling. The report informed Council of the applicant's intention to apply to the Board of Variance to relax three sections of the Burnaby Zoning Bylaw. The three sections relate to front yard averaging (Section 6.12, 2.1) building depth (Section 101.7) and building height (Section 101.6). On 1992 October 1, the following comments were presented to the Board of Variance on the 3 variances:

a) Building Height

The 6 ft. relaxation of building height is due to the introduction of an architectural feature of a 10 ft. diameter cupola on the roof. Its modest width is small in comparison to the 132 ft. width conforming height of the balance of the building. This overheight condition, occurring over a 10 ft. wide portion of a 192 ft. wide lot, will not in any major way impede or obstruct a view corridor from adjacent properties or those to the south. Its height will not be readily apparent from the street as it is set back some 85 ft. The variance requested is not greater than the chimney stacks which are allowable projections.

b) Building Depth

The magnitude of the depth of this lot is only realized when it is recognized that the requested building depth is only 41% of the lot depth. The Bylaw restraint of 60 ft. seems inappropriate for a lot of this size and would certainly not allow it to be developed to its full potential. The unique "L" shaped design submitted was proposed in order to accommodate the lots to the southwest by placing the major length against a well treed and screened buffer strip to the east. The siting of the single-family dwelling on the east results in no overlap occurring between the subject proposal and the dwelling at 7643 Burris. This then precludes any conflict of the intent of the bylaw.

c) Front Yard Averaging

In a streetscape where the average house is set back 35 - 52 ft. it is noted that the one residence at 7643 Burris Street set back 210 ft. brings the front yard averaging requirement to a depth of 122 ft. This is out of context with the majority of the homes and defeats the intent of the bylaw. The relaxation requested is to establish the front yard in order to provide for a freestanding garage and/or parking which would not be permitted in a required front yard. The actual building is set back 52 ft. to the Port Cochere and 68 ft. to the attached garage. As such, the request does not seem out of context with this established neighbourhood.

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The Board of Variance allowed all 3 appeals for relaxations of the Zoning Bylaw.

The applicant has now submitted a complete 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 1,534.7 m² (16,520 sq.ft.) single-family dwelling. This would result in a Floor Area Ratio of 0.27.

3.2 The previous report on the rezoning stated that the development plan should indicate the retention of as many mature trees as possible and supplemental planting to screen the proposed dwelling where potential overlook and massing impacts may arise, such as along the westerly property line. It also stated that careful siting and landscaping was required to ensure compatibility with adjacent residences and to avoid undue prominence with respect to the Burris Street streetscape.

With regard to siting, the plan of development indicates a dwelling which is sited and shaped in a manner sensitive to the immediately adjacent residences. The building is set back 54 feet to the Porte Cochere and 68 feet to the attached garage, with the rest of the building face further setback varying amounts. The development plans also include a landscape concept plan indicating the retention of a number of significant deciduous trees between the dwelling and Burris Street. These factors, together with the slight slope of the site down from the street should help to reduce the prominence of the dwelling from Burris Street.

The greatest potential for impact is along the south westerly property line, where the rear yards of 3 single-family dwelling lots face the subject site and are relatively open, while the dwelling adjacent the opposite side yard is setback an extraordinary 210 feet and the front yard is well screened by an existing hedge. The building design submitted shows a unique "L" shaped dwelling, with the smallest building length and mass facing the southwesterly property line and a dense evergreen hedge to be planted along the southwesterly property line, thus minimizing any potential impact on the adjacent residences.

3.3 While the dwelling is considered compatible with the neighbouring residences in terms of siting, variety in building form, minimizing direct impacts and preservation of existing trees and vegetation, the building design is somewhat baroque and ornate. While the design is not consistent with the majority of the other dwellings in the area, which are largely West Coast contemporary design, the dwelling is supportable in terms of the R"a" District urban design guidelines, which are discussed below.

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


- a) The proposed dwelling has a predominantly two-storey appearance on Burris Street and will be somewhat screened by existing trees, as well as a brick and iron fence and an evergreen hedge near the front property line.
- b) The front yard setback was discussed in detail in Section 2.2c).

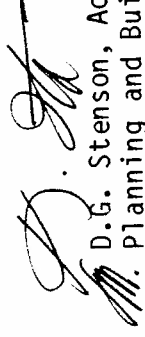
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- c) The dwelling conforms to the guideline requiring a minimum rear yard setback of 35% of the depth of the lot.
 - d) The sideyard setbacks are over triple the minimum required in the R1 Residential District.
 - e) Considerable modelling is shown on the plan of development through building face setbacks and curved bays.
 - f) As much existing mature trees and vegetation will be preserved as possible and considerable additional planting is shown on the submitted plans.
- 3.5 The subject site is required to be consolidated into one legal parcel prior to Final Adoption of the rezoning.
- 3.6 The Director Engineering advises that an additional 1.5 meter wide statutory right-of-way is required for an existing sewer at the north end of the site.

4.0 DEVELOPMENT STATISTICS:

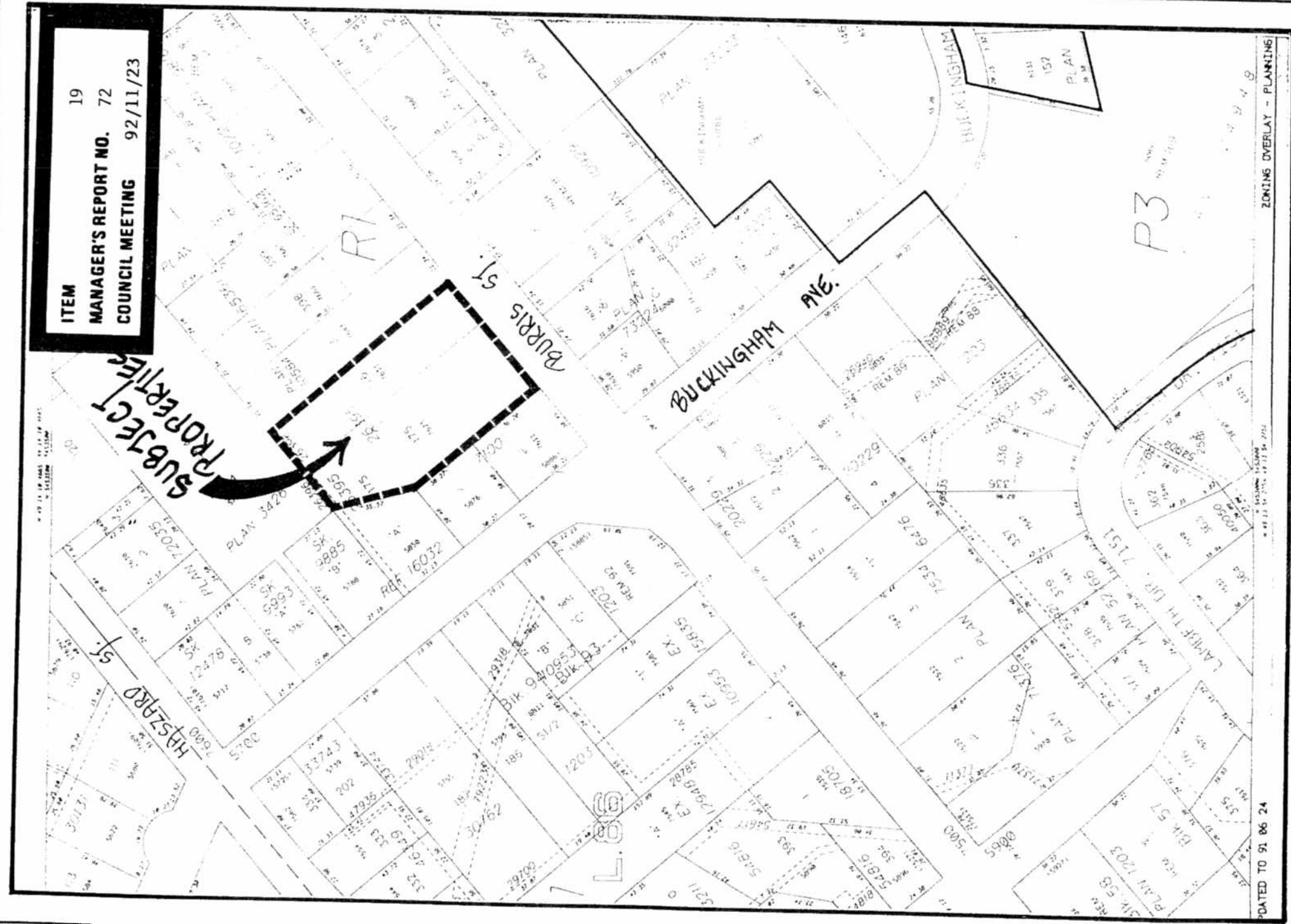
4.1	Site Area	5,521.2 m ² (59,432.5 sq.ft.)
	Lot Coverage Permitted:	40%
	Lot Coverage Shown:	14%
4.2	Building Height Permitted:	2-1/2 storeys 9.0 m (29.53 ft.)
	Building Height Shown: - with the exception of a 10 ft. diameter cupola on the roof as permitted by the Board of Variance:	9.0 m (29.5 ft.) 10.8 m (35.5 ft.)
4.3	Development Density Permitted under the R1 Designation:	590 m ² (6,350.9 sq.ft.)
4.4	Maximum Floor Area Ratio and Development Density Permitted under R1a Designation	0.60 3,312.7 m ² (35,658 sq.ft.) for the subject site
	Floor Area Ratio and Development Density Shown:	0.27 1,534.7 m ² (16,520.2 sq.ft.)


BW:yg


D.G. Stenson, Acting Director
Planning and Building

cc: City Clerk
Chief Building Inspector (Attn: D. Stanbrook)

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CITY OF BURNABY
 Planning &
 Building Inspection
 Department



North

Date:
Nov. 1992

Scale:
1:2000

Drawn By:
J.P.C.

REZONING REFERENCE # 25/92

