

TO: CITY MANAGER 1992 SEPTEMBER 23

FROM: ACTING DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #26/92

LEGAL: LOT B, D.L. 157, GROUP 1, PLAN 10442

ADDRESS: 4699 NEVILLE STREET (See attached Sketch #1)

FROM: R2 RESIDENTIAL DISTRICT

TO: R2a RESIDENTIAL DISTRICT

PURPOSE: To seek Council authorization to forward this rezoning to a Public Hearing on 1992 October 27.

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RECOMMENDATION:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1992 October 5 and to a Public Hearing on 1992 October 27 at 7:30 p.m., and 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 covenant certifying that the land shall be developed only in accordance with the building plans submitted and that the trees within and adjacent the ravine be protected.
 - c) The applicant making arrangements for the construction of the parking area noted in Section 2.1 to the satisfaction of the Director Engineering.

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 July 27, Council received a report from the Director Planning and Building concerning the rezoning of the subject site. The report noted that the subject site abuts Gray Creek Ravine Park (see attached sketch #2) and that the ravine crosses the southeast corner of the site and that together with the unopened, grassed road right-of-way this provides a valuable landscape amenity in this area. It was also stated that it is considered important to protect the ravine and all related significant trees due to both its value as a landscape amenity and concerns regarding soil stability.

The report also noted that the Engineering Department had previously approved the construction of an 18 ft. by 17 ft. area (space for 2

parking stalls) extending off the Neville Street dead end, subject to the understanding that the parking area is not private and that the foot path leading to the dwelling would not eliminate any trees. 148

At that time Council adopted the recommendation that this application be referred back to staff for further evaluation on the necessary measures to protect the ravine and that the necessary geotechnical report be submitted by the applicant.

2.2 At the same time as the applicant was pursuing rezoning the subject site to R2a Residential District, a building permit application for construction of a single-family dwelling under the prevailing R2 District regulations was being processed by the Building Division. Subsequent to the initial report to Council on the rezoning, a demolition permit for the existing dwelling and a building permit for a new single-family dwelling utilizing R2 District zoning were issued. The excavation of the site for the new dwelling took place in mid August and construction of the dwelling based on the approved building permit is proceeding. The cellar has been designed to facilitate the necessary portions being filled and sealed resulting in a crawl space, in the event that the rezoning is not approved by Council. The owner has further submitted a Letter of Undertaking agreeing that framing inspection will not be given for the dwelling based on the floor area proposed under R2a zoning until Rezoning Reference #26/92 has been considered and has received Final Adoption by Council.

3.0 GENERAL DISCUSSION:

3.1 The applicant has submitted the required geotechnical report by a professional engineer regarding soil stability. This report and its recommendations have been reviewed and are considered acceptable by the Chief Building Inspector.

3.2 The other issue discussed in the report related to maintenance of the ravine and significant trees in the area as a landscape amenity. While the siting of the dwelling and excavation could have been somewhat more sensitive to the existing trees, the loss of significant trees should be minimal if proper care is taken during construction. The potential for damage to the mature trees along the top of the ravine is greatest during construction; therefore our Landscape Development Technician is working with the building contractor to protect the mature trees and the applicant has posted bonding for protection of the trees. In addition to protecting the trees during construction, the restrictive covenant to be registered against the property regarding the development plan as part of the rezoning, will specify the retention of the mature trees.

3.3 While the initial report on this rezoning focused on the relationship between the proposed dwelling and the ravine as a landscape amenity, staff did reach a tentative conclusion on the suitability of the site for R2a District zoning.

In light of the slope of the site and the natural separation and screening provided by the ravine and the mature trees and vegetation located on and around the site, the Planning and Building Department had concluded that a suitable plan of development could be produced which would allow the proposed single-family dwelling a modest increase in gross floor area on the cellar level beyond that currently permitted under the R2 District zoning and yet still reflect a dwelling which is compatible with the surrounding dwellings.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

- 3.4 The applicant has submitted a plan of development for the construction of a 562.7 m² (6,057.2 sq.ft.) single-family dwelling. This would result in a Floor Area Ratio of 0.40.
- 3.5 Due to the fact that the proposed development includes the construction of a parking area on the unopened Neville Street right-of-way, with a path to the dwelling, it will be necessary for the applicant to make appropriate arrangements for the construction of the parking area to the satisfaction of the Director Engineering.
- 3.6 The siting of the dwelling relatively close to the ravine and the natural, treed area of the unopened right-of-way provides a setting which is somewhat set apart from the adjacent dwellings, while the slope of the lot down towards Neville Street should reduce the visible building bulk from the dwellings across the lane to the north.
- 3.7 Staff have also 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 should have a predominantly two-storey appearance on Neville Street and will be somewhat screened by the ravine and mature trees on and around the site.
 - b) The dwelling conforms to the guideline requiring a minimum rear yard setback of 35% of the depth of the lot.
 - c) The sideyard setbacks are over double the minimum required in the R2 Residential District.
 - d) The plan of development shows some faceting of the dwelling through an indented second floor and some variety in roof form.
 - e) The proposed dwelling has considerable overlook potential for the dwelling to the west, however there are no windows on the east side of the dwelling at 4691 Neville Street and the owner has recently planted a 5 ft. high cedar hedge along the property line.
 - f) Considerable effort has been taken to preserve as much existing landscaping and mature trees as possible.

4.0 DEVELOPMENT STATISTICS:

4.1 Site Area:	1374 m ² (14,793 sq.ft.)
Lot Coverage Permitted:	40%
Lot Coverage Shown:	21%
4.2 Building Height Permitted:	2-1/2 storeys
Building Height Shown:	9.0m (29.53 ft.)
4.3 Development Density Permitted under R2 Designation:	8.8m (29 ft.)
4.4 Maximum Floor Area Ratio and Development Density permitted under R2a Designation:	440 m ² (4,736.3 sq.ft.)
	0.60
	824.5 m ² (8,874 sq.ft.)
	for the subject site

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Floor Area Ratio and 0.40
Development Density Shown: 562.7 m² (6,057.2 sq.ft.) 150



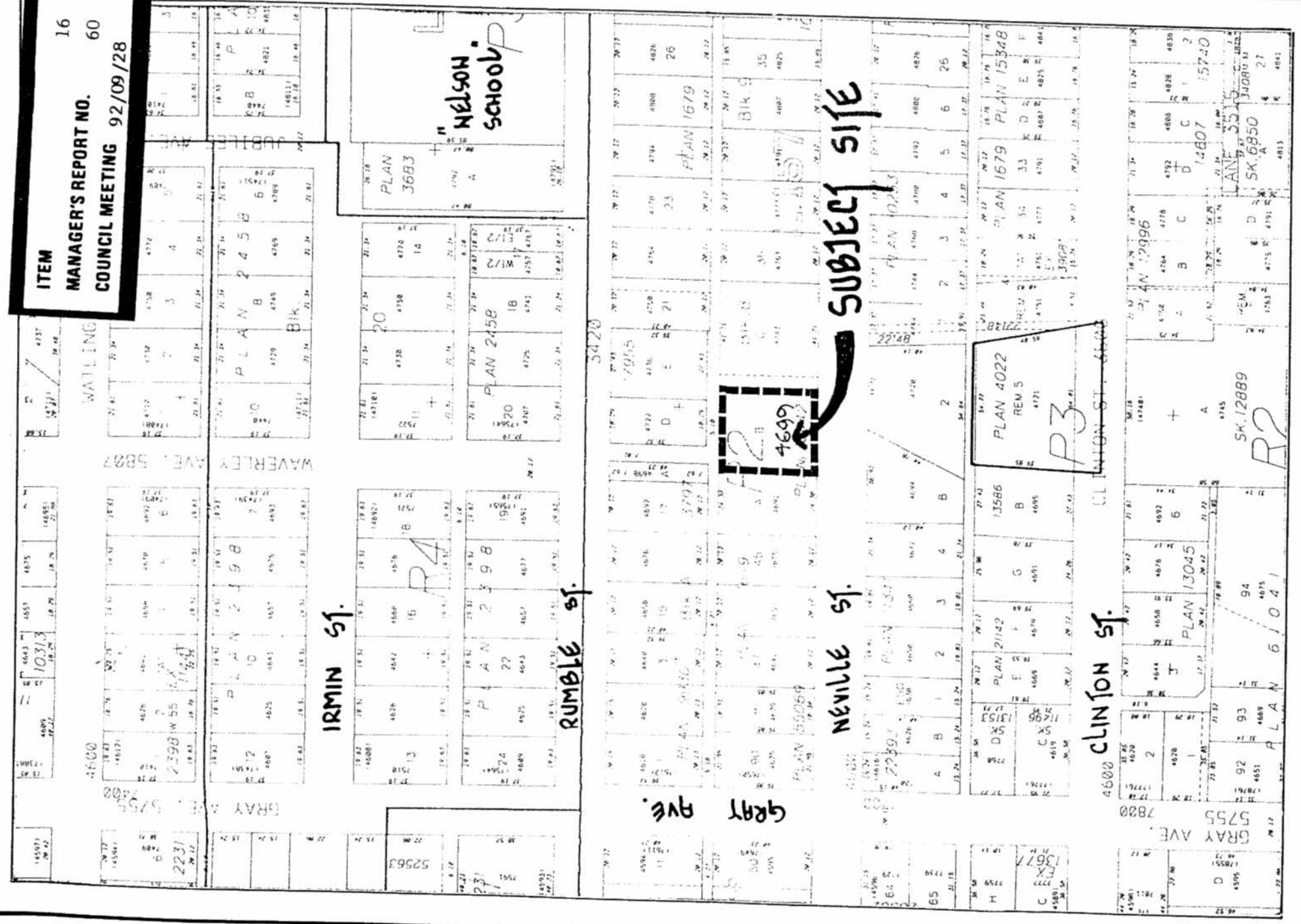
D.G. Stenson, Acting Director
Planning and Building

BW:y9

Attach.

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

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Date: **Sept. 1992**

Scale: **1:2000**

Drawn By: **J.P.C.**



BURNABY
 Planning & Building Department

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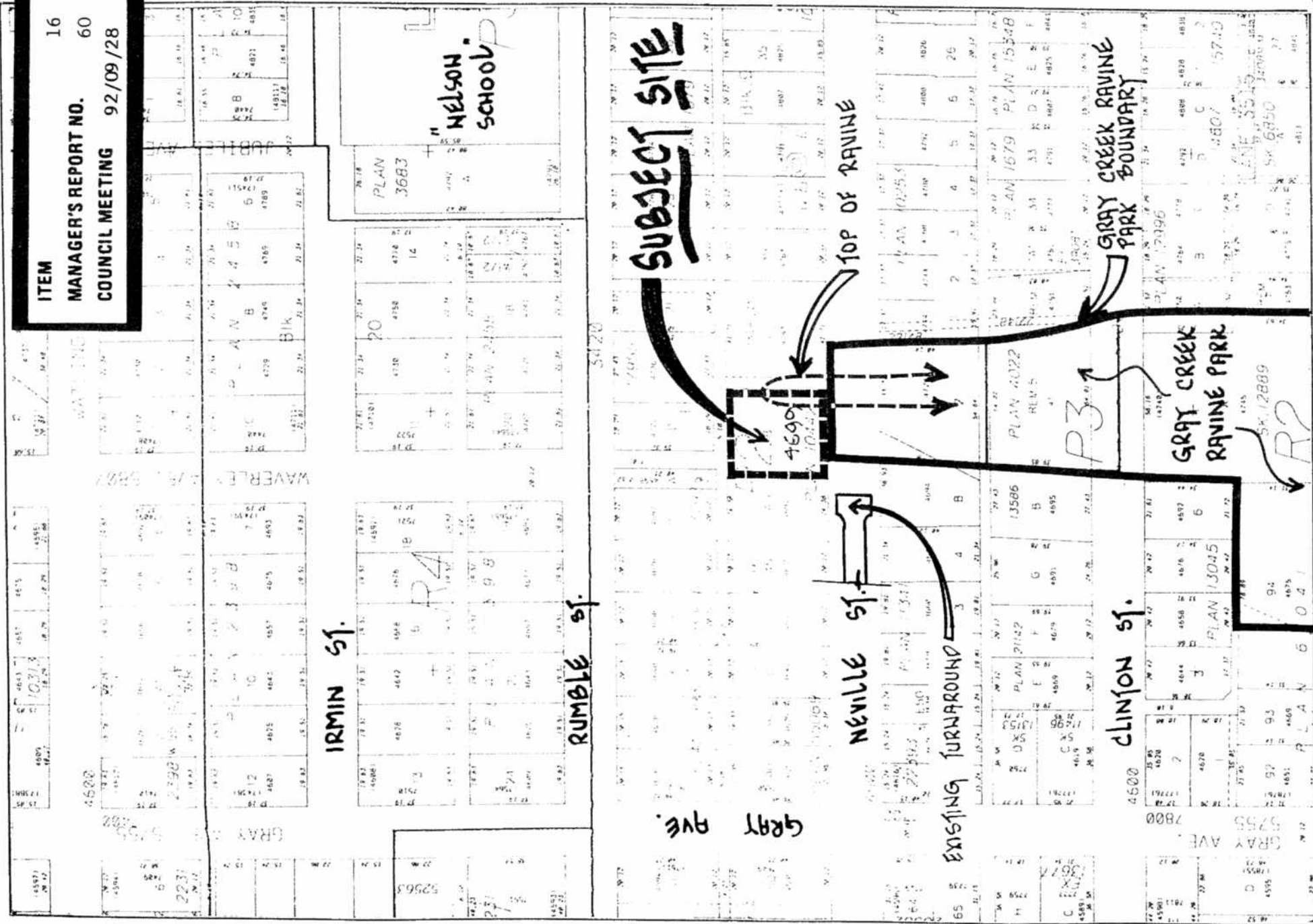
151



North

SKETCH # 1

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Date:

Sept. 1992

Scale:

1:2000

Drawn By:

J.P.C.

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SKETCH # 2

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