

TO: CITY MANAGER 1992 SEPTEMBER 22

FROM: ACTING DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #34/91**

LEGAL: LOT 4, D.L. 138, GROUP 1, NWD, PLAN 71750

ADDRESS: 7580 Curtis Street

FROM: R2 RESIDENTIAL DISTRICT

TO: R2b 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.
  - b) The approval of the Burnaby Health Department.

**R E P O R T**

**1.0 BACKGROUND INFORMATION:**

1.1 On 1991 September 23 Council received a report from the Director Planning and Building regarding the subject application to rezone the site to R2b Residential District to permit a group daycare for up to ten children. The report stated that it could not be said that this is an ideal site for a group daycare for up to ten children, considering that the property is on Curtis Street, which is at the present time a busy traffic route, the steep grade access down to the residence and the sloping, open nature of the rear yard. Some of the principal concerns could, however, be overcome through physical alterations to the site. It was also recognized that some of the physical development measures could themselves have a detrimental impact on the neighbouring properties.

In light of the proposed daycare providing a potential social benefit for the community and the fact that the concerns regarding the site could be overcome through certain site improvements, the Planning and Building Department recommended that staff be authorized to work with the applicant toward a suitable plan of development reflecting the concerns expressed in the report. Council adopted the recommendation at that time.

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

**2.0 GENERAL DISCUSSION:**

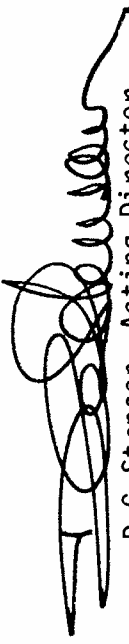
- 2.1 The subject site is in an area of new, large single-family dwellings, with the land sloping steeply down from Curtis Street. The area between the dwellings on Curtis Street and the dwellings below on Ayshire Drive is sloping and quite open.

Subsequent to Council receiving the above rezoning report, but prior to any discussions with Planning staff, the applicant constructed a 6 foot high cedar fence around the steeply sloping rear yard. The fence presently appears somewhat stark from adjacent properties due to the slope of the land and the openness of the area, but does provide a good screen for the children's play area in the rear yard. This fence addresses to a degree both the concern regarding the children's safety related to the slope of the site and the potential privacy and noise concerns for the adjacent residences.

In addition, the plan of development indicates the planting of a number of large evergreen shrubs and deciduous trees within the rear yard which should help to break up and soften the appearance of the fence and buffer the outdoor activity. Environmental Health staff have reviewed the plan of development and advise that it is acceptable.

**3.0 CONCLUSION:**

- 3.1 In light of the existing and proposed site works in the rear yard suitably addressing earlier stated concerns regarding the children's safety and compatibility with the adjacent residences, the approval of the Health Department and the social benefit of permitting a group daycare to be established, the Planning and Building Department recommends that this rezoning be advanced to the 1992 October 27 Public Hearing.



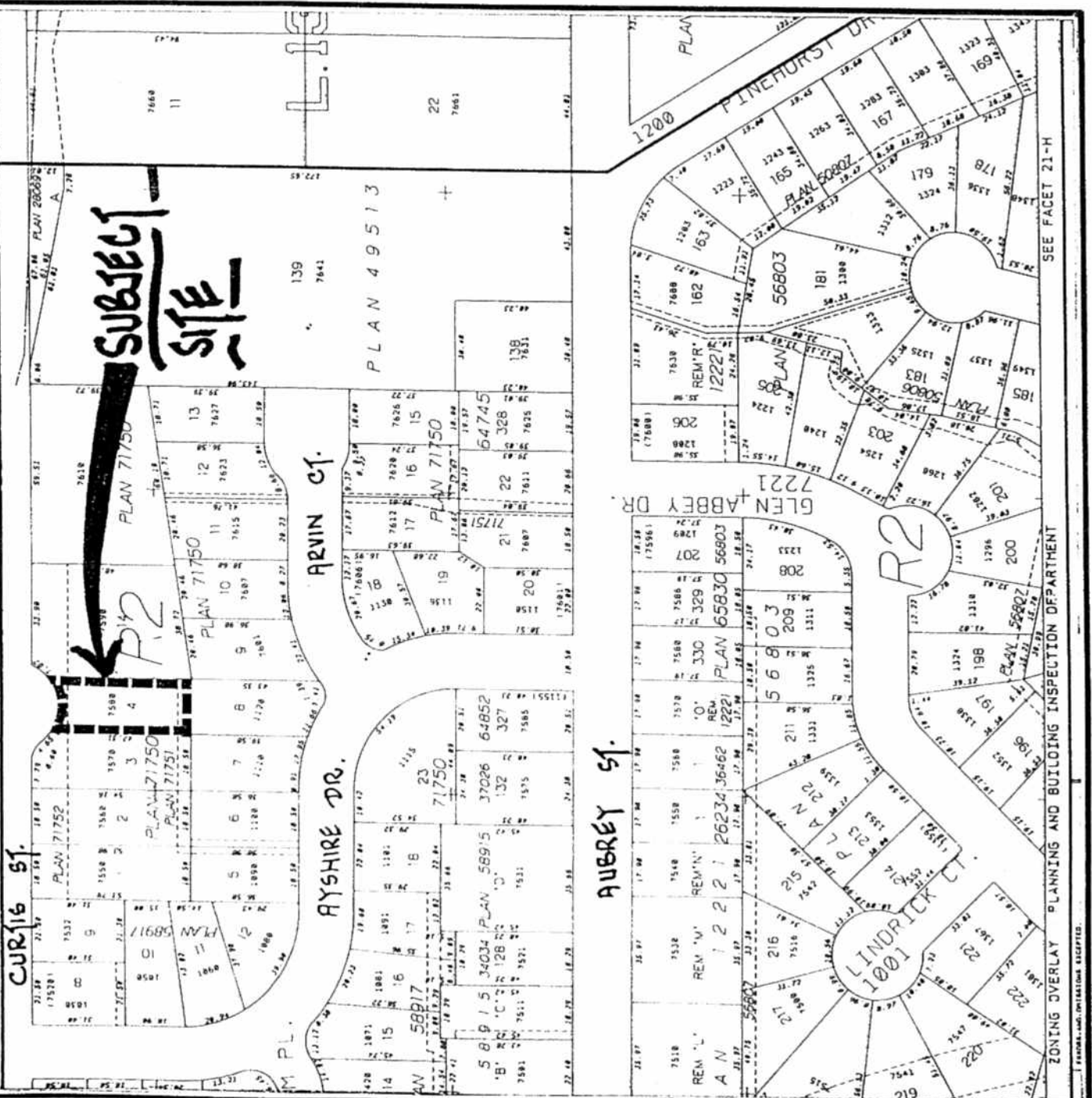
D.G. Stenson, Acting Director  
Planning and Building

BW:y9

cc: Chief Public Health Inspector  
(Attn: B. Standing)

ITEM 17  
 MANAGER'S REPORT NO. 60  
 COUNCIL MEETING 92/09/28

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North



Date: **September 1992**

Scale: **1:2000**

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

**REZONING REFERENCE # 34/91**

