

ITEM	9
MANAGER'S REPORT #	35
COUNCIL MEETING 95/07/24	

**TO:** CITY MANAGER 1995 JULY 19

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #2/95

**ADDRESS:** 5777 BUCKINGHAM AVENUE (SEE ATTACHED SKETCH #2)

**LEGAL:** LOT 1, D.L. 86, GROUP 1, NWD PLAN LMP 11187

**FROM:** R1 RESIDENTIAL DISTRICT

**TO:** R1a RESIDENTIAL DISTRICT

**APPLICANT:** MANUEL FERREIRA  
5315 BUCKINGHAM AVENUE  
BURNABY, B.C. V5E 1Z9

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 1995 August 29.

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1995 August 14 and to a Public Hearing on 1995 August 29 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 entering into a covenant certifying that the land shall be developed only in accordance with the building and landscaping plans submitted.

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## **REPORT**

### **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 1995 March 20, Council received a report from the Director Planning and Building regarding the rezoning of 5777 and portions of 5795 and 5811 Buckingham Avenue (see attached Sketch #1) to R1a District.

The report stated that in light of the relative isolation of this site, and the higher elevation of and significant distances from some of the adjacent residences, this Department has concluded that a suitable plan of development could be submitted showing a single-family dwelling with greater gross floor area than is currently permitted, while still being compatible with the adjacent residences.

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 1995 April 26, the applicant advised this Department in writing that he wished to withdraw the portions of 5795 and 5811 Buckingham Avenue from the rezoning application. The new rezoning site (attached Sketch #2) still conforms to the R1a District lot area requirements. The plan of development has been assessed based on the reduced site area.
- 2.3 On 1995 June 19, Council received a report advising of an application to the Board of Variance seeking a variance on the depth of the single-family dwelling. The building plans show a building depth of 31m (102 ft.), where Section 101.7(b) of the Zoning Bylaw limits the building depth of the principal building to 18.3m (60 ft.). The report noted that the Board of Variance previously allowed a relaxation of the depth requirement to permit a dwelling with a depth of 29.5m (97 ft.) and that the likely impact of the greater building depth is considered to be minimal due to the unusual geometry of the lot and the dwellings on Braemar Avenue being higher than the subject site and well screened.

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

On 1995 July 6, the Board of Variance granted the variance to permit a building depth of 31m (102 ft.)

**3.0 GENERAL DISCUSSION:**

- 3.1 The applicant has submitted a plan of development for the construction of a 878 m<sup>2</sup> (9,452.9 sq. ft.) single-family dwelling. This would result in a Floor Area Ratio of 0.35.
- 3.2 The previous report on the rezoning stated that the plan of development should include a tree survey and landscape plan which indicate the retention of all mature trees on the site. The landscape plan should also show dense, natural planting to be provided along the property line abutting 5753 Buckingham Avenue to screen the proposed dwelling from future development on that property and the residences along Haszard Street. The proposed dwelling should maintain a low scale two-storey appearance.

It has been determined that withdrawing the rear portions of 5795 and 5811 Buckingham Avenue from the rezoning site does not significantly effect the suitability of the proposed single-family dwelling. The proposed single-family dwelling is still a considerable distance from the residences located near the front of 5795 and 5811 Buckingham Avenue, with a creek to the immediate east of the proposed dwelling. A buffer area around the creek is required to be landscaped as a condition of the subdivision which created 5777 Buckingham Avenue. However, with the removal of the above noted land, the tree survey indicates few significant trees to be retained. The mature trees along the westerly property lines are located on the properties to the west on Braemar Avenue. The plan of development does show dense screening along the property line abutting 5753 Buckingham Avenue in order to screen the proposed dwelling from future development on that property and the residences along Haszard Street.

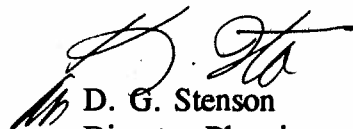
- 3.3 Staff have assessed the plan of development for this rezoning application utilizing the Council-adopted urban design guidelines and provide the following pertinent comments:
  - a) The proposed dwelling has a two-storey appearance.
  - b) The rear yard setback is 53.5 ft. rather than the guideline of 35% of the depth of the lot (87.5 ft. in this case). However, considering the unusual geometry of the site and the fact that the rear yard abuts a City owned property in a natural state, this is considered suitable.

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- c) One side yard setback is double (16 ft.) that of the R1 District, with a sideyard setback of 10 ft. on the side abutting the properties on Braemar Avenue.
- d) The dwelling has considerable variation in terms of roof lines and indentations.
- e) There are no large deck areas or windows in close proximity to existing dwellings.

**4.0 DEVELOPMENT STATISTICS:**

4.1	Site Area:	-	2,505 m <sup>2</sup> (26,964.5 sq.ft.)
	Lot Coverage Permitted:	-	40%
	Lot Coverage Shown:	-	17%
4.2	Building Height Shown:	-	9 m (29.5 ft.)
4.3	Maximum Floor Area Ratio and Development Density permitted under R1a Designation:	-	0.60
		-	1,503 m <sup>2</sup> (16,178 sq.ft.)
	Floor Area Ratio and Development Density Shown	-	0.35
		-	878 m <sup>2</sup> (9,452.9 sq.ft.)
4.4	Above Grade Floor Area Permitted	-	1,002 m <sup>2</sup> (10,786.7 sq.ft.)
	Above Grade Floor Area Shown	-	575.4 m <sup>2</sup> (6,193 sq.ft.)

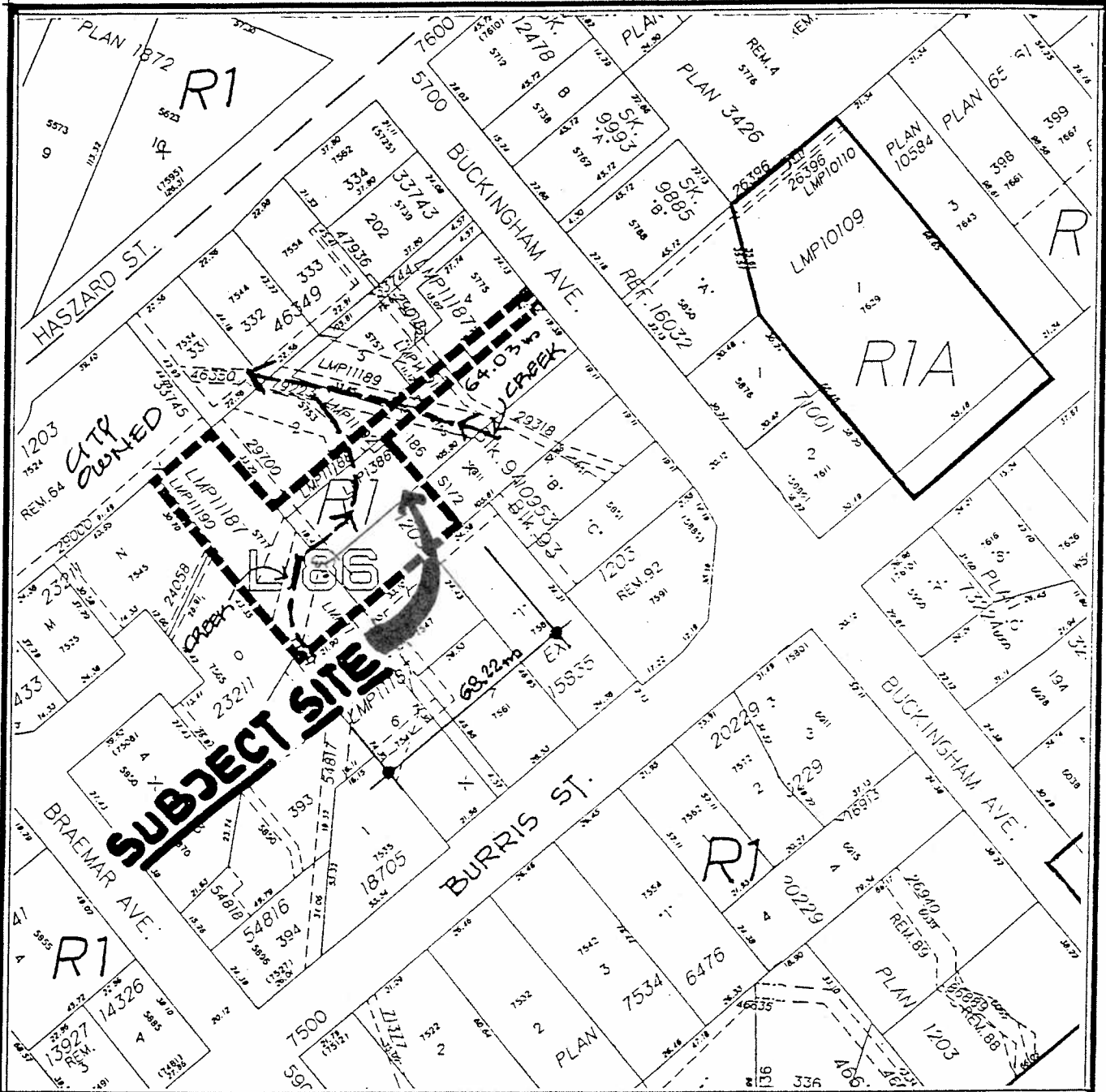
  
D. G. Stenson  
Director Planning and Building

  
BW: gk  
Attach

cc: City Clerk  
City Solicitor  
Chief Building Inspector

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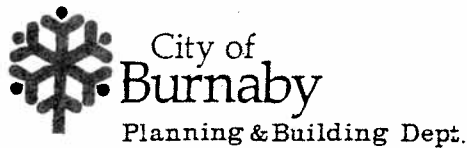
~~ITEM 10  
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Date:  
 MARCH 1995

Scale:  
 1:2000

Drawn By:  
 J.P.C.

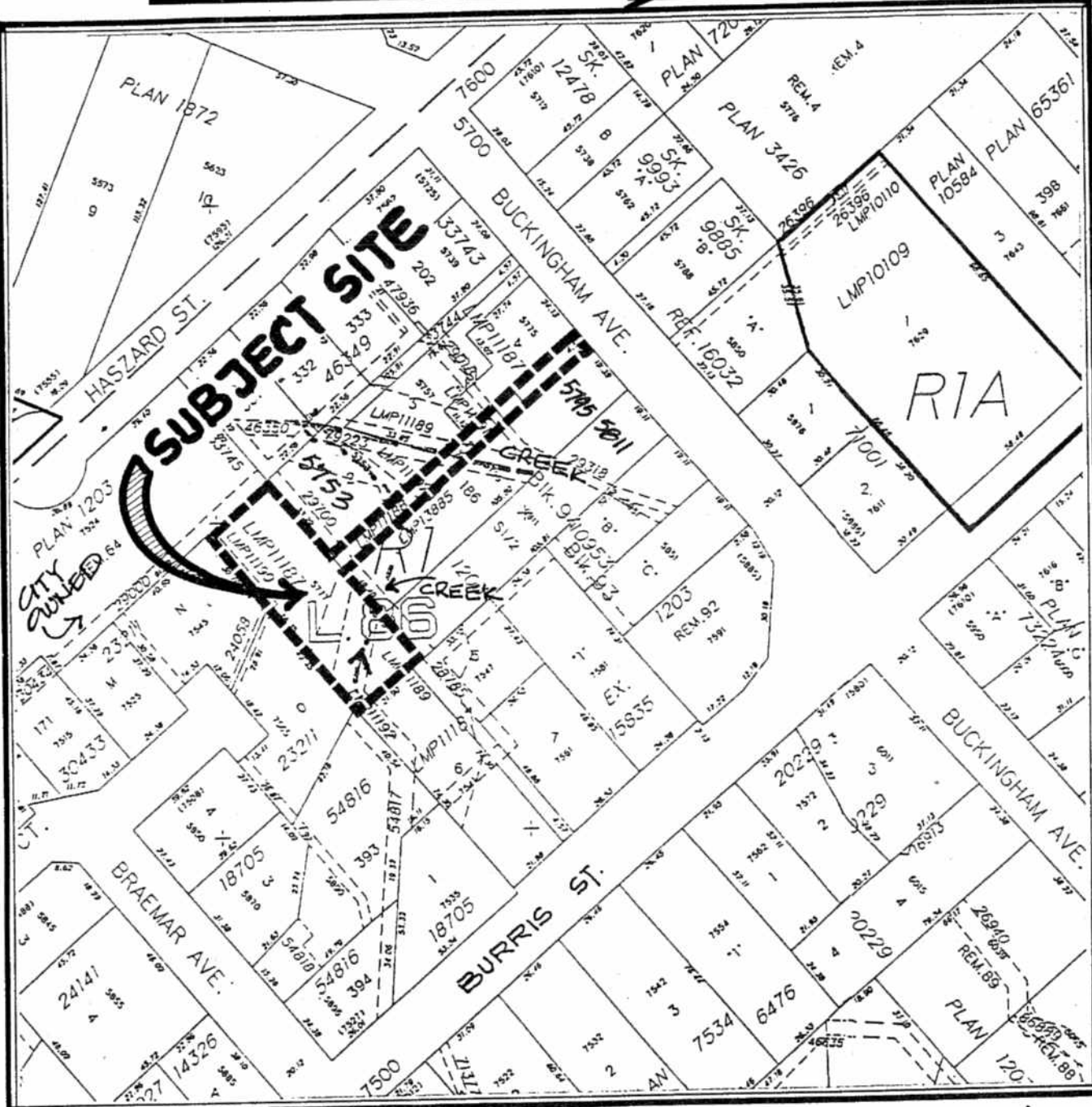


142  
**REZONING REFERENCE # 2/95**  
 (previous site).

SKETCH # 1

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~~ITEM 10  
 MANAGER'S REPORT # 29  
 COUNCIL MEETING 95/06/19~~



Date:  
 JUNE 1995

Scale:  
 1:2000

Drawn By:  
 J.F.C.



City of  
 Burnaby  
 Planning & Building Dept.



North

**REZONING REFERENCE # 2/95**  
 (REDUCED OVERALL SITE)  
 NOW PROPOSED

SKETCH # 2