

ITEM	07
MANAGER'S REPORT #	13
COUNCIL MEETING	96/05/06

1996 MAY 01

TO: CITY MANAGER

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **5200-5300 BLOCK CLINTON STREET**

Purpose: To provide a response to correspondence received from Mrs. Eileen Busch at 5320 Neville Street.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to:

Mrs. Eileen Busch
5320 Neville Street
Burnaby, B.C. V5J 2H5

R E P O R T

1.0 INTRODUCTION

Appearing elsewhere on this agenda is a letter from Mrs. Eileen Busch who expresses concern about the size of new houses built on the north side of the 5200-5300 block of Clinton Street (**Attachment 1**). Specifically, the letter requests information about a new house built at 5281 Clinton Street. The Chief Building Inspector has talked to Mrs. Busch about her concerns about the new house at 5281 on many occasions.

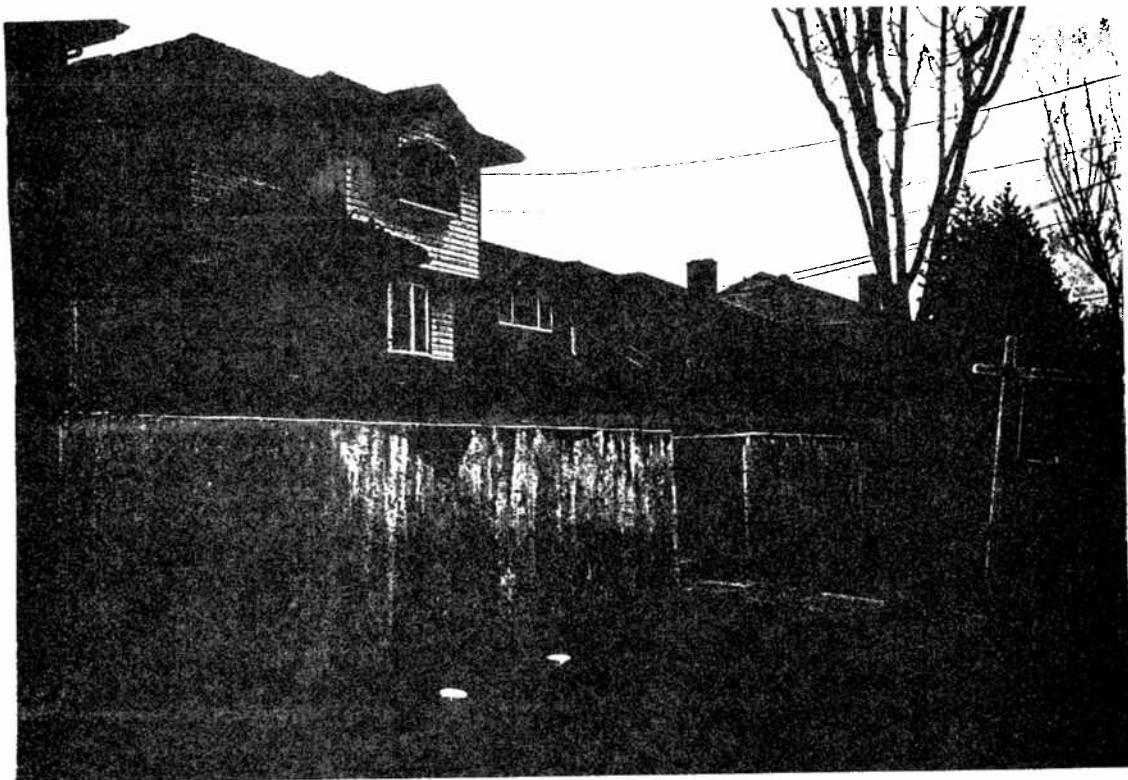
The purpose of this report is to respond to the concerns raised in the letter and provide the information requested regarding the new house at 5281 Clinton Street.

2.0 THE NORTH SIDE OF THE 5200-5300 BLOCK CLINTON STREET

The north side of the 5200-5300 block Clinton Street consists of 14 lots zoned R5 (Residential District) with a width of 32 feet and an area of about 3,960 square feet. A retail building with apartments above is located at the corner of Clinton Street and Royal Oak.

As indicated in the correspondence, this block is undergoing change as the older one storey and basement/cellar houses are replaced by new two storey houses. These new houses no doubt have an impact on the scenic views enjoyed by the occupants of the one storey houses located on Neville Street.

It is evident that the grade of the properties in the entire block was manipulated about 30 years ago when most of the older stock was first built. The manipulated grade created a "bench" to allow construction of houses in a sloping lot situation.



This practise was common in sloping areas such as the South Slope, Garden Village, Westridge, parts of Brentwood and Capitol Hill. In such cases where the manipulation of grade is consistent throughout an area, the grade of the adjacent properties is recognized in the determination of the base grade from which height is measured.

3.0 THE EXISTING R5 ZONING REGULATIONS

The R5 District permits a total floor area of 0.6 x the lot area, and a maximum above grade floor area (e.g., above cellar or crawlspace) of 0.2 x the lot area plus 1400 square feet. The maximum height of dwellings is 29.53 feet or 2 and one half storeys. The height is measured from the lower of the average grade at the front or rear of the house. The height, therefore, was not measured from the sidewalk level.

4.0 SPECIFIC PROPERTIES REFERRED TO IN CORRESPONDENCE

The two new houses constructed at 5259 Clinton Street *shown below*, have heights of 26.15 feet and 27 feet respectively, both below the maximum height of 29.53 feet.



The allowable and maximum floor area height calculations for the new house at 5281 Clinton Street are as follows:

	Allowed	Actual
Total Floor Area	2376.8 sq.ft.	2,355 sq.ft.
Above Grade Floor Area	2191.7 sq.ft.	1,821.2 sq.ft.
Deck	140.1 sq.ft.	123.3 sq.ft.
Garage	452.1 sq.ft.	450 sq.ft.
Height	29.53 ft.	28.53 ft.

In response to the concerns about the height of new houses on Clinton Street raised by Mrs. Eileen Busch, the Chief Building Inspector requested that the builder lower the slab of the cellar and hence the overall height.

The builder agreed to lower the slab by one foot; any lower would result in drainage for the cellar requiring a pump.

5.0 OTHER INITIATIVES IN THE NEIGHBOURHOOD

The area directly east of the 5200-5300 block Clinton Street is the subject of a neighbourhood initiated petition requesting an area rezoning to the R12 District. The R12 District would permit the development of single and two family dwellings on small lots.

This request for area rezoning has been held in abeyance pending the initiation of the Royal Oak Station neighbourhood planning process.

6.0 CONCLUSION

The 5200 - 5300 block is clearly ongoing change as the older, single storey housing stock is being replaced by 2 storey houses. The pressure for change is also in evidence with the submittal of 2 petitions from neighbours in an adjacent block who wish a zoning change that would allow more intense single and two family development.

All of the buildings mentioned in the letter were constructed in accordance with the Zoning Bylaw. In response to Mrs. Busch's concerns, the Chief Building Inspector requested that the builder lower the slab, and hence the height. The builder agreed to lower the height by the amount that was possible taking into consideration the depth of the available sewer.

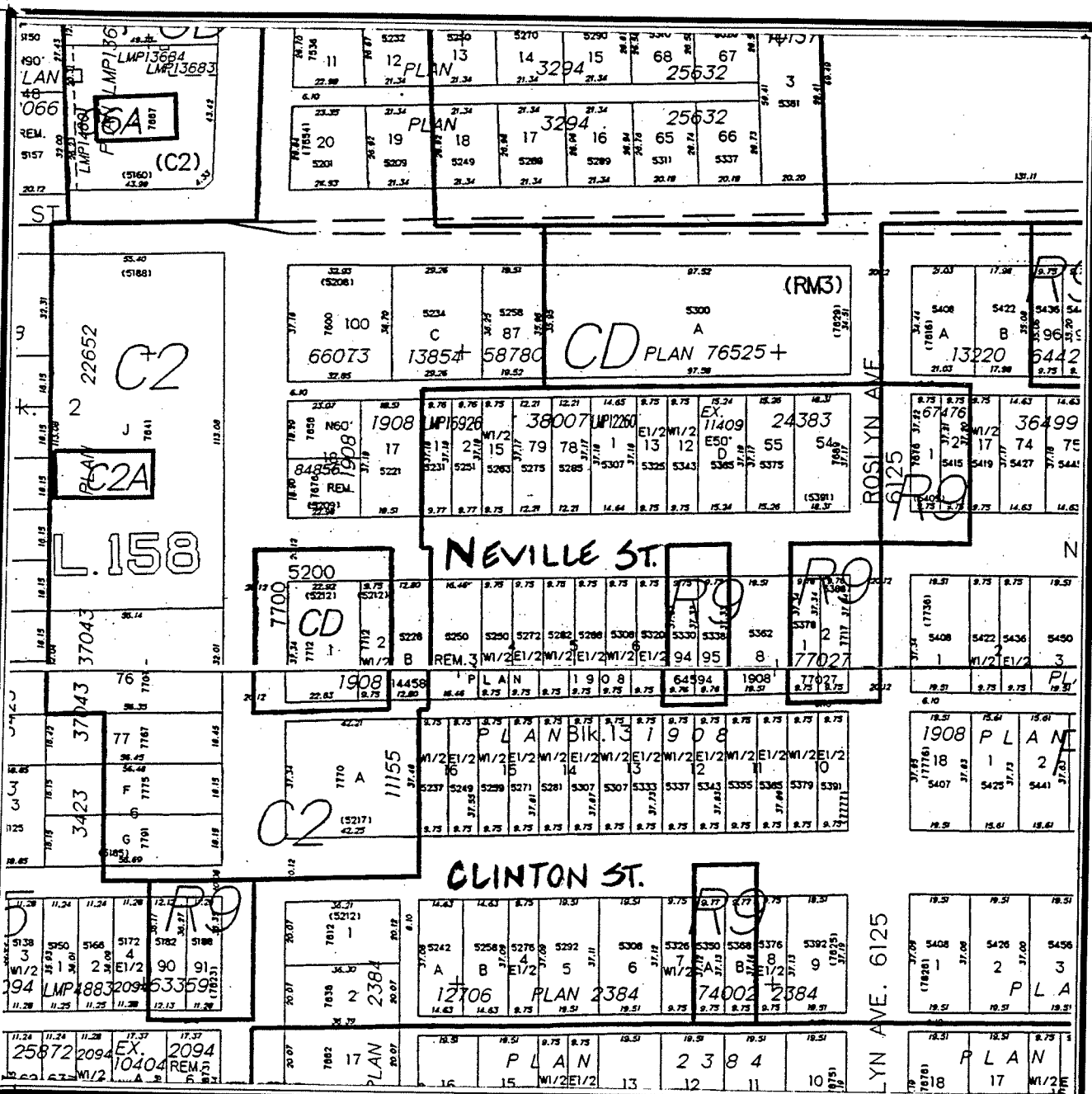


D.G. Stenson, Director
PLANNING AND BUILDING

BGldb

Attachment

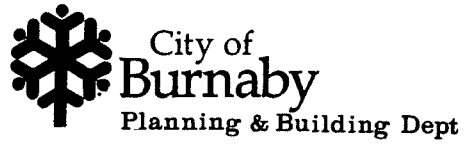
cc: Chief Building Inspector



Date: _____

Scale: _____

Drawn By: _____



ATTACHMENT 1

