

ITEM	09
MANAGER'S REPORT #	19
COUNCIL MEETING	96/07/08

TO: CITY MANAGER

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: CORRESPONDENCE FROM OWNERS OF 5479 CHAFFEY AVENUE

1996 JULY 03

OUR FILE: 02.284
DL 151

PURPOSE: To respond to correspondence from Mr. and Mrs. George and Irma Thom regarding the possibility of changing regulations to build a large semi-detached dwelling at 5479 Chaffey Ave.

RECOMMENDATION:

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

Mr. and Mrs. George and Irma Thom
5479 Chaffey Avenue
Burnaby, B.C. V5H 2S1

R E P O R T

1.0 BACKGROUND

At its regular meeting of June 24, 1996, Council received correspondence from Mr. and Mrs. Thom regarding the possibility of changing the regulations affecting duplexes on their property at 5479 Chaffey Avenue so they could construct a large semi-detached dwelling. In their letter, Mr. and Mrs. Thom stated that they are considering selling their house at this time and wish to obtain the best price possible for the property.

Council was informed that staff would prepare a report providing a response to the correspondence.

2.0 THE CURRENT REGULATIONS

The property is 89.9 feet in width by about 128 feet deep and has an area of about 11,596 square feet (see *attached* map). The home contains a bungalow that is estimated to be 68 years old and is listed for sale at this time. The neighbourhood contains mainly single family dwellings in moderate to very good shape and generally in a good state of maintenance. Most of the adjacent stock was built in the 1960's.

The property is zoned R5 (Residential District) which permits single family homes on lots with an area of 6,000 feet, and two family houses on lots with an area of 7,200 square feet. The R5 District allows the development of single family homes up to an area of 3,982.8 square feet and two family dwellings up to the same maximum.

Recent changes to the regulations affecting the development of two family dwellings mean that two storey semi-detached dwellings can now be built with the total floor area above the ground. During the consultation process on the new regulations there was strong support given to the inclusion of maximum unit size regulation of 2,000 square feet per unit in the R5 District to ensure that new buildings fit well into existing neighbourhoods, and to prevent the illegal fourplexing of buildings, which was a significant problem in the 1970's.

3.0 THE REQUEST

Mr. and Mrs. Thom are requesting an increase in density so that a purchaser could build a semi-detached dwelling with 5,918 square feet. To achieve this, the R5 District would have to be amended to remove the "cap" of 3,982.8 square feet for single and two family dwellings and to remove many of the new requirements affecting the size and shape of two family dwellings.

When the concept of a Floor Area Ratio was added to the bylaw, Council felt that it was essential that an upper limit or "cap" be added to each Zoning District. This acknowledges that there is not a pure relationship between lot size and building size and that in each zoning district there is an upper limit to house sizes that is deemed to be acceptable.

The proposed change to permit 5,918 square feet for two family dwellings would also mean that most of the new regulations affecting the size of the second floor, the maximum size of the unit and probably the maximum height would not be met. It is emphasized that a building with a floor area of almost 6,000 square feet without a basement is an extremely large building that would be out of character in a neighbourhood of mainly bungalows with typically main floors of about 1,200 to 1,400 square feet, and substantially (50%) larger than the maximum building size permitted under the R5 zoning. In addition, staff are concerned that a semi-detached dwelling with 3,000 square feet each would tend to encourage illegal occupancy. Further, staff believe that the new regulations should be in place for some time, and their impact evaluated, before more substantial changes are made.

The writer notes that the R5a District would allow a bigger building. The R5a District permits single family development with up to a theoretical maximum of 0.6 FAR. However, a rezoning to an R"a" District is not advanced to the Public Hearing until Council has authorized staff to work with the applicant towards a suitable plan of development which is compatible with the surrounding neighbourhood and the plan is subsequently submitted.

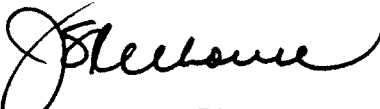
The evaluation of the proposed R"a" District zoning involves an initial assessment of the neighbourhood and site to determine whether the development of a large house would be suitable. A visit to the subject site has been conducted and noted that the dwellings along Chaffey Avenue are small or moderate in size with no existing dwellings close to the 3,982.8 square feet maximum floor area of the R5 District. Also, the site does not have any particular natural features to negate the impacts of a large house such as a sloping site or natural buffer areas. Based on the existing development pattern in this area and the subject site conditions, staff would not support rezoning this property to the R5a District.

4.0 CONCLUSION

While it is recognized that most vendors of property wish to get as much revenue as possible from their property, this should not happen at the expense of community standards of development as expressed in the Zoning Bylaw.

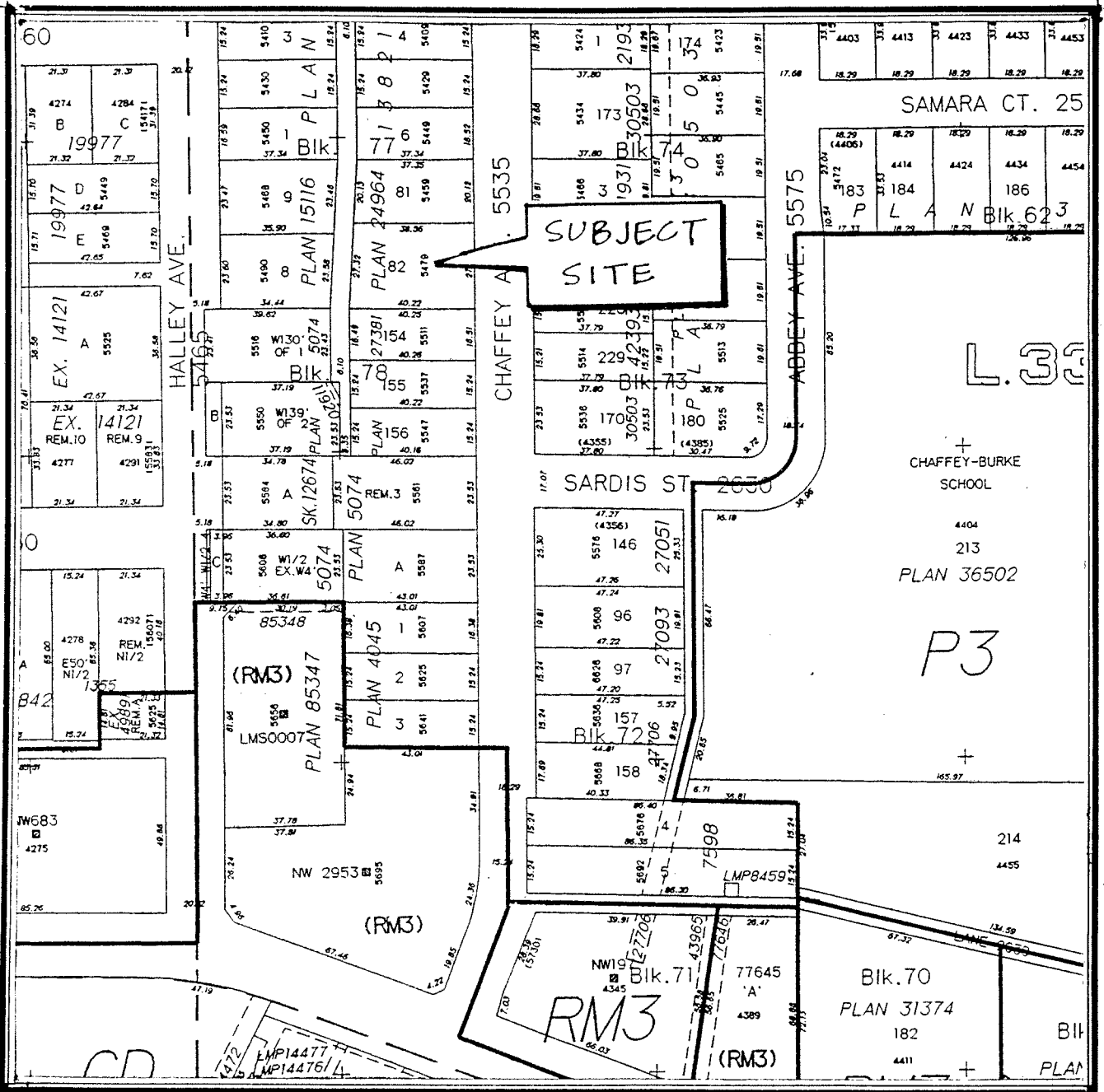
Recent changes to the R5 District will result in an improved building form and size that will positively affect this property. However, the requested amendments to the R5 District would result in a fundamental change to the principles and objectives that guide the regulations in this District, especially the recent changes to the regulations affecting two family dwellings. It is important that the impact of the recent changes be experienced before more major changes are explored.

It is recommended that a copy of this report be sent to Mr. and Mrs. Thom.


D.G. Stenson, Director
PLANNING AND BUILDING

BG/db

C:\DOCS\CCL\THOM.RPT



Date:
1996 JUNE

Scale:
1:2000

Drawn By:
REN



City of
Burnaby

Planning & Building Dept 5479 CHAFFEY AVENUE

