

TO: CITY MANAGER

2004 JULY 13

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE # 03-52
Single-Family Dwelling with Greater Gross Floor Area

ADDRESS: 7558 Government Street (See attached Sketch)

LEGAL: Lot 132, D.L. 43, Group 1, NWD, Plan 41916

FROM: R1 Residential District

TO: R1a Residential District

APPLICANT: Cliff Ronning
1527 Giles Place
Burnaby, B.C. V5A 3K7

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2004 August 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2004 August 9 and to a Public Hearing on 2004 August 24 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
 - b. The owner enter into a covenant certifying that the land shall be developed only in accordance with the approved building and landscape plans.

R E P O R T

1.0 REZONING PURPOSE

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**

- 2.1 On 2003 November 24 Council received a report regarding the rezoning of the subject site to R1a District. The applicant had stated that in addition to rezoning the site to R1a District, he would be applying to the Board of Variance for a relaxation of the front yard averaging setback requirements due to the large setbacks of some of the adjacent dwellings.

It was concluded that a suitable plan of development could be submitted for a larger dwelling which is compatible with the surrounding dwellings. This was based on the significant mature trees on the site, the large site size and the construction of a dwelling below the maximum 0.60 Floor Area Ratio.

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 on the understanding that a further more detailed report will be forthcoming.

- 2.2 The applicant actually applied for four variances to the Board of Variance, which are discussed below.

On 2004 June 3, the Board of Variance allowed appeals for relaxation of the sections of the Burnaby Zoning Bylaw dealing with front yard averaging, building depth and fence height. At that time the Board did not grant a variance to relax the dwelling height as proposed. The applicant subsequently altered the plan of development and on 2004 July 8, the Board of Variance allowed an appeal for a relaxation on the height of the dwelling which was reduced from that originally proposed. The respective variances are:

- a building height of 33.5ft. where a maximum height of 29.5 ft. is permitted.
- a front yard setback of 55.5 ft. where front yard averaging requires a minimum setback of 110 ft.
- an overall building depth of 87.5 ft. where a maximum length of 60 ft. is permitted.
- the fence and gate observing a height up to 5 ft. where a maximum height of 3.28 ft. is permitted.

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

3.0 GENERAL DISCUSSION

3.1 The applicant has now submitted a plan of development for the construction of a 1,187.3m² (12,780.9 sq.ft.) single-family dwelling. Based on the total lot area, this would result in a Floor Area Ratio of 0.469.

3.2 On 1989 January 3, Council adopted design guidelines for assessing single family development proposals in the R”a” residential zoning districts. The following comments are provided for the subject rezoning proposal utilizing the guidelines.

- (1) Limit the scale of the dwelling to a two-storey dwelling appearance.

While the dwelling exceeds a two storey appearance largely due to a high ceiling space in the centre of the dwelling, the majority of the height occurs in the centre of the dwelling, allowing the massing to be brought up and away from the sides of the house. As noted, the Board of Variance has approved a relaxation of the maximum building height for this dwelling.

- (2) Maintain the existing pattern of front yard setbacks established along the street frontage.

Under the R1 District regulations, the site would require a front yard setback of 110 feet based on front yard averaging. The property to the west, which is over 375ft. In depth, contains a single family dwelling which is over 260 ft. from the front property line. Discounting this one dwelling, the average front yard setback of the remaining 3 dwellings would be very similar to that proposed for this dwelling. However, as discussed in Section 2.2 above, the Board of Variance has approved the provided front yard of 55 ft., which is greater than the minimum R1 setback of 29.5 ft. and is considered acceptable based on other site development parameters.

- (3) Require a minimum rear yard setback of 35% of the depth of the lot and limit the depth of the dwelling to a maximum of 60 feet.

As encountered in other proposals with properties this size, a maximum house length of 60 feet seems inappropriate when the lot depth is over 200 ft. As noted, the Board of Variance approved an overall building depth of 87.5 ft. for this dwelling, of which over 17 feet is for a Port Cochere, which will have no impact on neighbouring properties. The rear yard setback is 70 ft. which is 33% of the depth of the lot and close to the suggested 35% of the lot depth guideline.

- (4) Encourage the side yard setbacks for development under R”a” zoning to be doubled from that required in the pertinent “R” District zone.

The proposed side yard setbacks reflect this guideline for the majority of the length of the dwelling. The portions of the dwelling which meet the Bylaw requirements, but are less than that recommended by the guidelines, are well screened from the adjacent dwellings by large hedges.

- (5) Encourage modelling and faceting by means such as indentations or additional setbacks, bay windows, balconies, porches and some variation in roof lines.

The proposed dwelling utilizes variation in setbacks and roof lines and includes dormers, which enhance the modelling of the building.

- (6) Eliminate large and excessive numbers of windows or active deck areas which are in close proximity to neighbouring dwellings.

This guideline has been satisfied.

- 3.4 The owner will be required to enter into a Section 219 Covenant restricting the development of the property to that presented at the Public Hearing.

4.0 **CONCLUSION**

In light of the larger size of the site, the significant landscaping retained and provided and general adherence to the above guidelines, this Department recommends that this rezoning be advanced to Public Hearing.

5.0 **DEVELOPMENT STATISTICS**

5.1	Site Area:	-	2,527m ² (27,211 sq. ft.)
	Lot Coverage Permitted:	-	40%
	Lot Coverage Shown:	-	25%
5.2	Building Height:	-	2 storeys - 10.2m (33.5 ft.)
5.3	Maximum Floor Area Ratio:	-	0.60
	Development Density Permitted Under the R1"a” Zoning:	-	1,516m ² (16,326 sq. ft.)

	Gross Floor Area Shown:	-	1,187m ² (12,780.9 sq. ft.)
	Floor Area Ratio:	-	0.469
5.4	Above Grade Floor Area Permitted:	-	1,007.4m ² (10,884 sq. ft.)
	Above Grade Floor Area Shown:	-	819.3m ² (8,8819 sq. ft.)

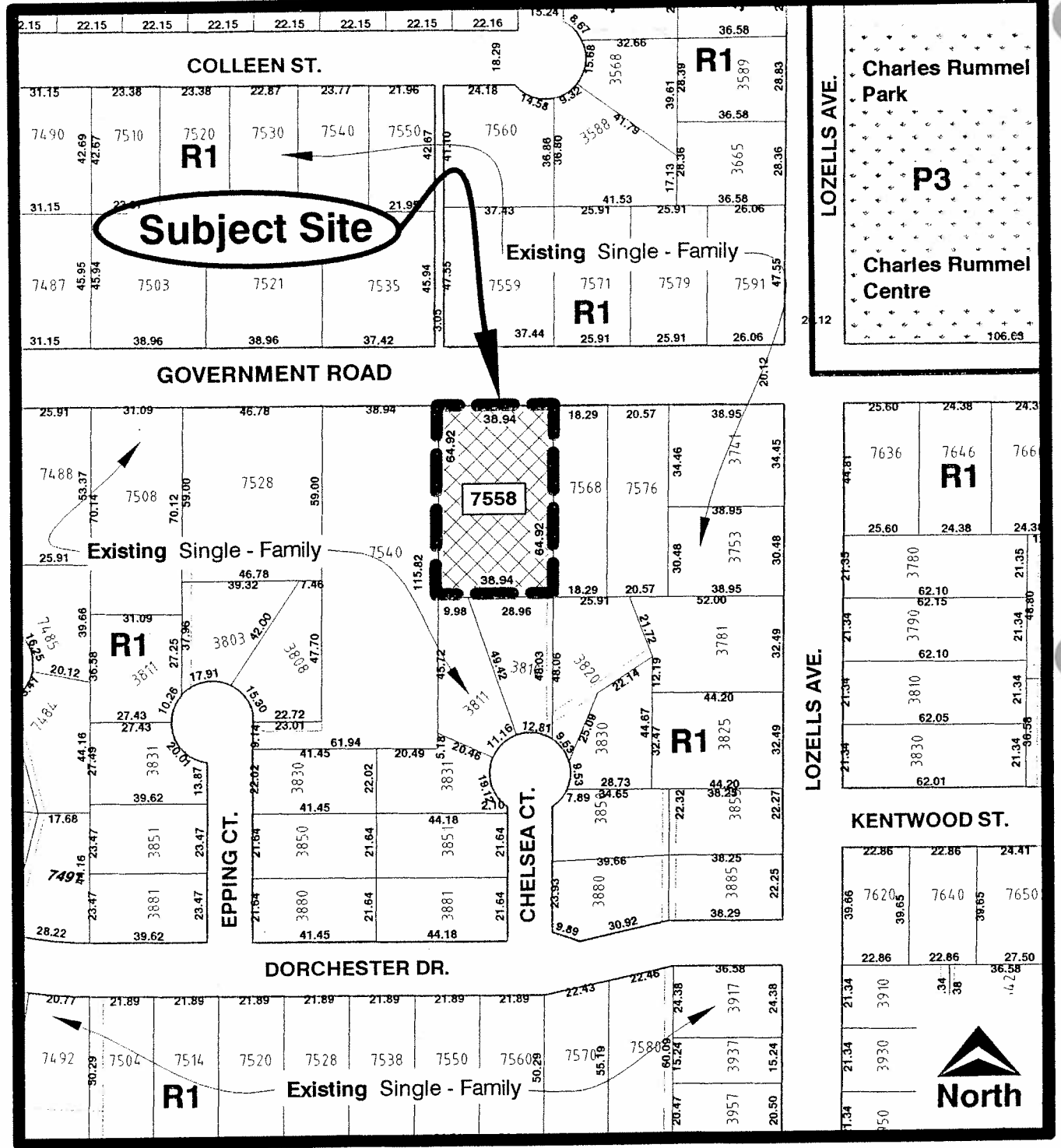


J. S. Belhouse
Director Planning and Building

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BW:gk
Attach

cc: City Clerk
City Solicitor
Chief Building Inspector

P:\Gulzar\Barry Waitt\Rez 03-52\Rez 03-52 Public Hearing Rpt.wpd



Planning and Building Department

Scale: 1 = 1500

Drawn By: J.P.C.

Date: November 2003

REZONING REFERENCE 03 -- 52

7558 Government Rd.

Sketch # 1