

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2007 May 9

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: REZ #06-37

SUBJECT: REZONING REFERENCE #06-37
7325 RIDGE DRIVE
Response to Public Hearing Comments

PURPOSE: To respond to a specific concern raised at the Public Hearing for Rezoning Reference #06-37

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the applicant and to area residents who spoke at, or submitted correspondence to the Public Hearing for Rezoning Reference #06-37.

REPORT**1.0 BACKGROUND**

On 2007 February 20, a Public Hearing was held for Rezoning Reference #06-37. The purpose of the subject rezoning is to permit the renovation of an existing dwelling with a proposed gross floor area greater than that permitted by the prevailing zoning. At the Public Hearing, two letters were submitted from the residents at 7238 Braeside Drive and 7334 Braeside Drive indicating opposition to the rezoning. Residents at 7335 Ridge Drive and 7341 Ridge Drive also appeared at the Public Hearing to express concern about the application, with the latter resident also providing his comments in writing.

The subject application received Second Reading on 2007 March 5, at which time, Council requested a staff report to specifically address the concerns raised at Public Hearing in relation to the proposed deck expansion, its size, and potential impact.

2.0 RESPONSE TO PUBLIC HEARING CONCERNIssue

There was some concern about the addition of approximately 330 m² (3,550 sq.ft.) of gross floor area (GFA) to the existing 437 m² (4,700 sq.ft.) dwelling. The resident at 7335 Ridge Drive, the property to the immediate north of the subject site, was particularly concerned that the proposed deck expansion would overlook the back of his property and be in close proximity (Sketch #1 attached).

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Response

Though the proposed additional gross floor (GFA) area is significant, there is minimal expansion to the existing building footprint. With the exception of a minor main floor extension into the north side yard totalling 8.2 m² (88 sq.ft.), virtually all of the proposed additional GFA is below grade, partially below grade, or open-air. Of the additional GFA, 27% represents two basement crawlspace areas turned into habitable space, 20% represents accessory buildings partially sunken in the rear yard, and 50% represents open-air pool patio or decks attached to the dwelling.

With regard to the proposed decking, 87 m² (900 sq.ft.) of new decking is proposed in the southerly portion of the rear yard adjacent to a proposed new pool, over 18m (60 ft.) from the north property line. The pool decking is neither attached to the dwelling nor elevated, and is proposed at approximately the same elevation as the lawn. The pool decking is not anticipated to have an impact on the property at 7335 Ridge Drive in terms of view obstruction or privacy.

The applicant is also proposing additional decking to join two existing, second-storey decks that are attached to the rear of the subject dwelling. The reconstructed deck would measure approximately 146 m² (1,575 sq.ft.), of which 66 m² (715 sq.ft.) is a permitted exemption from GFA. The reconstructed deck would extend up to an additional 1.5 m (5 ft.) into the rear yard. The resultant rear yard setback varies from 15.25m to 24.5m (50ft. to 80ft.), whereas the required setback is 9m (29.5 ft.). The proposed deck expansion does not extend any further into the existing 11m (36 ft.) north side yard towards the dwelling at 7335 Ridge Drive. It has been proposed that the reconstructed deck will be uncovered, with the exception of the most northerly 18 ft.

Staff have conducted site visits to both 7325 and 7335 Ridge Drive and have had, with the permission of the property owners, the opportunity to access the rear of their properties including their rear decks. The applicant's architect has also provided this Department with photo simulations of the proposed covered deck area from the perspective of 7335 Ridge Drive for review. Staff would advise that the proposed roof cover over the northerly 18 ft. portion of the deck has a negative impact on the property at 7335 Ridge Drive as it impedes near and distant views to the south. Without this covering, however, the proposed expanded deck at the subject site does not appear to have a significant impact on 7335 Ridge Drive in terms of view obstruction or privacy. Residents at 7325 Ridge Drive do not have a direct outlook from their rear decks directly into the dwelling at 7335 Ridge Drive, which is situated closer to the street compared to the subject dwelling and has no large, second-floor, south facing windows. There is some outlook to the rear deck at 7335 Ridge Drive, which is at a slightly higher elevation. The owners of 7335 Ridge Drive have placed three trellises and some shrubs along the south side of their deck to provide for some screening and privacy. The applicant, after discussions which included the owners of 7335 Ridge Drive, has agreed to eliminate the proposed cover over the

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deck and to provide a trellis on the north side of the deck to further screen it. The owners of 7335 Ridge Drive are supportive of these changes and have no further objections.

3.0 CONCLUSION AND RECOMENDATIONS

It is concluded that the submitted plans meet the technical requirements of the Zoning Bylaw as well as Council-adopted design guidelines for R 'a' dwellings. The proposed deck expansion does not extend into the north side yard and does not appear to have significant privacy impacts on the adjacent dwelling at 7335 Ridge Drive. However, the proposed roof covering over the northerly portion of the deck, which was considered to have a direct and negative view impact, has been eliminated and further trellis screening has been provided. Staff will pursue the completion of this rezoning application on basis of the inclusion of the outlined adjustments.

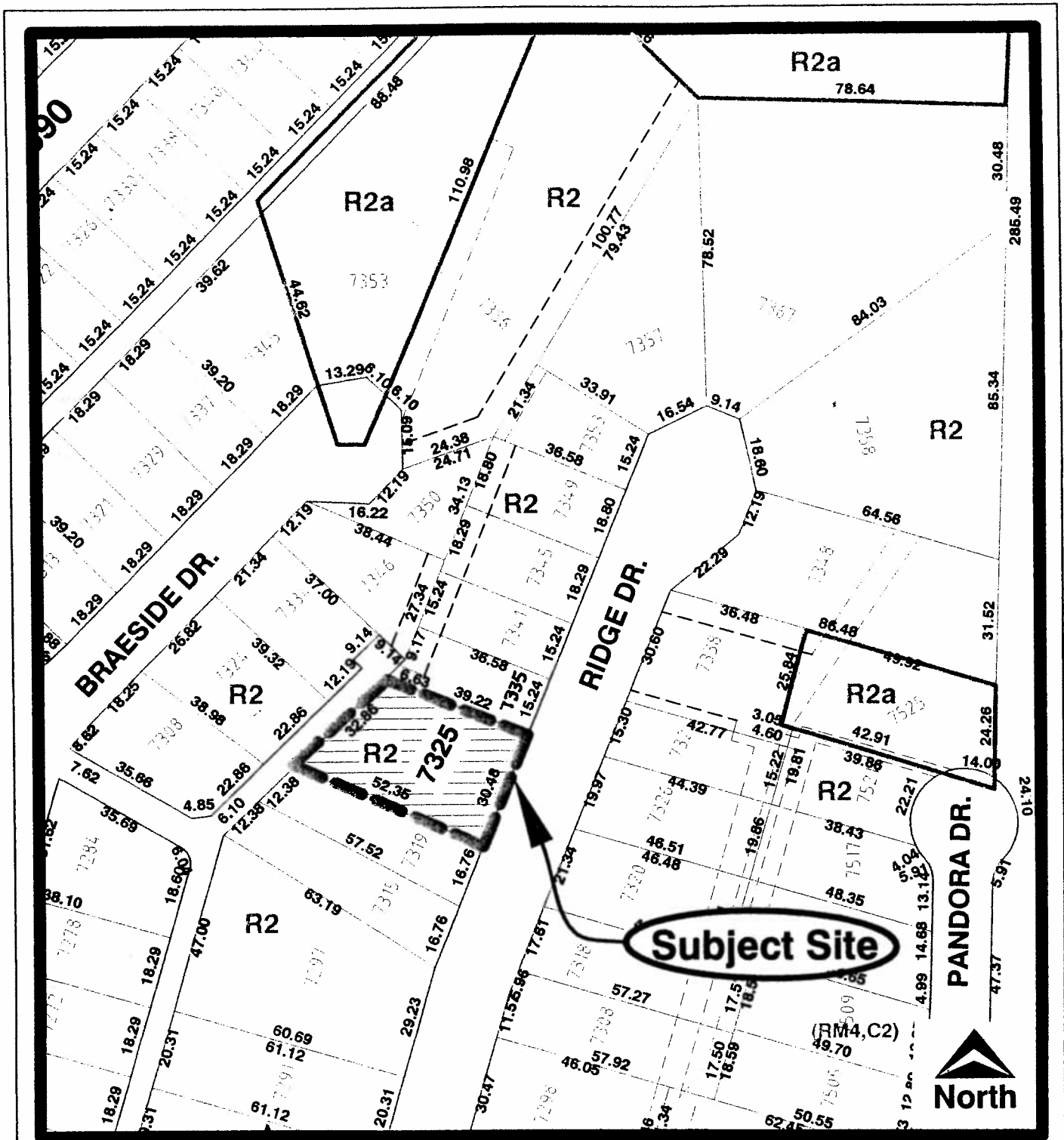
This is for the information of Council.


B. Luksun
Director Planning & Building

KH:gk
Attach

cc: City Clerk
Director Engineering
Chief Building Inspector

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Planning and Building Department

Scale: 1 = 1500

Drawn By: J.P.C.

Date: July 2006

REZONING REFERENCE # 06 -- 37

7325 Ridge Drive

Sketch # 1