



Item.....	05
Meeting.....	2007 February 5

COUNCIL REPORT

**TO:** CITY MANAGER 2007 January 31

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #06-37**  
**Single-Family Dwelling with Greater Gross Floor Area**

**ADDRESS:** 7325 Ridge Drive (attached Sketch #1)

**LEGAL:** Lot 86, D.L. 216, Group 1, NWD Plan 10936

**FROM:** R2 Residential District

**TO:** R2 "a" Residential District

**APPLICANT:** Kevin Gill  
7325 Ridge Drive  
Burnaby, B.C. V5A 1B4

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2007 February 20.

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**RECOMMENDATIONS:**

- 1 **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2007 February 5 and to a Public Hearing on 2007 February 20 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.
  - c. The completion of an Encroachment Agreement recognizing works that have been constructed in the City right-of-way and the deposit of sufficient monies to cover the costs of future removal of these works as described in Section 3.5 of this report.

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## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the renovation of an existing dwelling with a proposed total gross floor area greater than that permitted by the prevailing zoning.

### 2.0 BACKGROUND

- 2.1 The subject site is located in the Westridge neighbourhood and is currently occupied by a large, 2 ½ storey, architecturally designed single-family dwelling with basement. Single-family dwellings surround the subject site to the north, east, south, and west. Though the site has lane access, physical vehicular access is currently taken from Ridge Drive.
- 2.2 On 2006 July 24, Council received the report of the Planning & Building Department regarding the rezoning of the subject site and authorized the Department to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

### 3.0 GENERAL COMMENTS

- 3.1 The purpose of the proposed rezoning bylaw amendment is to permit the renovation of an existing dwelling with a proposed total gross floor area greater than that permitted by the prevailing zoning.

Specific development plans include:

- A minor extension of the first floor to the north;
- The development of two basement crawlspace areas at the rear of the existing dwelling into habitable space with new doors and windows facing the rear yard;
- Substantial additional decking to join two existing deck structures at the rear of the property, a portion of which will be covered;
- A new, partially sunken two-car garage, accessed from the lane, with roof slab supporting grass lawn above; and
- A new, partially sunken equipment room, located below the proposed new pool decking area in the rear yard.

It is noted that the floor area of the decking and the second garage, net of the exemptions provided for under the Zoning Bylaw, would be included as gross floor area. The

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applicant also intends on constructing a new swimming pool in the rear yard, which will require the relocation of existing retaining walls and the construction of new retaining walls on the property. In summary, while the additional proposed floor area of 311.4 m<sup>2</sup> (3,351.9 sq.ft.) is significant, the increase will not be readily apparent on the site.

- 3.2 On 1989 January 3, Council adopted design guidelines for assessing single-family development proposals in the R'a' residential zoning districts. However, in this case, they are largely not applicable since neither major new construction nor major expansion of the building footprint is being proposed. Proposed alterations to the existing dwelling are limited to a small extension of the first floor into the north side yard and new doors and windows for the two new basement rooms. The architectural character of house will be maintained and no trees on the property will be removed.

No view impacts or privacy intrusions are anticipated on the properties to the east or west of the site. The subject dwelling is 5 to 8 feet below Ridge Drive, with some trees and shrubs along the front property line. The properties across Ridge Drive to the east are 5 to 10 feet above the street and are very well screened with mature trees. The properties to the west across the lane and fronting Braeside Drive are 5 to 7 feet below the lane, and are well screened from the lane with fencing and trees.

While there is some screening along the north property line of the subject site, the first floor extension would be visible to the adjacent property to the north. However, this extension is limited to an 8 ft. by 11 ft. area only and will be architecturally integrated. It is further noted that the resultant 5.9m (19.5 ft.) side yard would remain significantly greater than the 1.5m (4.9 ft.) requirement under R2 District zoning and double the 3.0m (9.8 ft.) side yard setback encouraged by the adopted R'a' District design guidelines.

The proposed area of additional decking is significant, but is not expected to have a significant negative impact on either of the properties to the north or south. No outward extension into the side yards is proposed; the deck will maintain its ample 11m (36ft.) setback from the north property line and a 1.5m (4.9 ft.) setback from the south property line. The deck will extend an additional 1.8m to 2.4m (6ft. to 8ft.) in the rear yard, but this should not be of any visual impact considering the ample depth of both the property and the rear yard, and since the use of glass panels and aluminum pickets (rather than solid screening) is being proposed.

The equipment room is proposed to be located under the pool decking area and will not be visible to the adjacent properties or from the lane. The proposed two-car garage, which is partially sunken into the rear yard with the roof slab supporting grass lawn above, is only visible from the lane.

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- 3.3 It is noted that rezoning is not necessary for the proposed pool and retaining walls, and that guidelines for assessing R'a' rezoning applications do not specifically indicate consideration of their siting and design. However, since R'a' rezonings require the submission of a suitable, overall plan of development as well as the registration of a Section 219 Covenant limiting the development of the property to that presented in the approved building and landscape plans, the siting and design of the proposed pool and retaining walls are being considered with this rezoning application to ensure an appropriate and neighbourly response to adjacent properties.

Staff have worked with the applicant to determine the most suitable location of the pool such that the need for new retaining walls is minimized. While it is generally desirable for retaining walls on a property to be set back a minimum of 1.5m (4.9 ft.) from the property line, and to be no higher than 1.2m (4ft.) in height at any point, this is not feasible on the subject property due to the steeply sloping nature of the site. The proposed retaining wall along the west property line is terraced, with the lower wall ranging in height from 1 ft. to 5.5 ft. Planters and shrubs are proposed to help screen the upper wall, which is generally set back 1.2 m (4 ft.) from the property line. The proposed retaining wall along the south property line extends up to 5 ft. in height, but in general, maintains a rather low profile. Given these design considerations, as well as the steep topography of the site and local area, the proposed retaining walls are not anticipated to have a significant negative impact on the public realm or on neighbouring properties.

- 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.
- 3.5 Staff have recently become aware that concrete stairs, landing pads, and planters have been previously constructed within a 15 ft. wide right-of-way containing a water main along the northeast side of the property. The right-of-way document indicates that such improvements are not permitted.

Recognizing that the development plans for the property will be covenanted if this rezoning application is approved, it is necessary to acknowledge the existing improvements in the right-of-way area through an Encroachment Agreement. The agreement will specify that the property owner is responsible for any additional costs incurred by the City related to the removal of the improvements at the time the water main is replaced. A cash deposit to cover the additional cost of removing the improvements will also be required. No further works will be constructed within the right-of-way, with the exception of the reconstruction of the existing retaining wall to a similar height and size, near the west property line.

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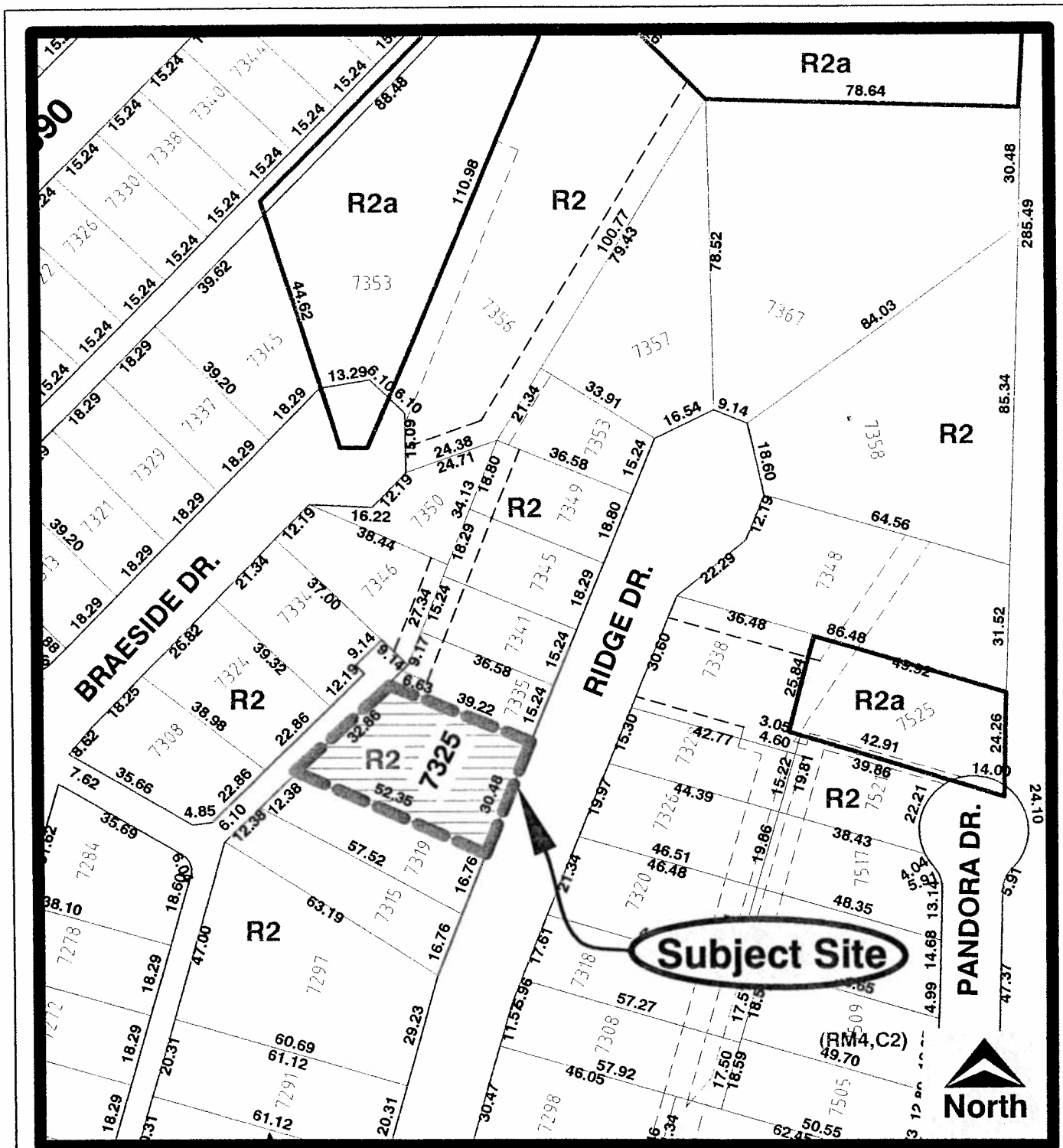
#### 4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area: - 1,383.77 m<sup>2</sup> (14,895 sq. ft.)
- Lot Coverage:
- Permitted: - 40%
  - Shown: - 25.2%
- 4.2 Building Height: - 2 ½ storeys
- 4.3 Floor Area Ratio
- Permitted: - 0.6
  - Shown: - 0.54
- Gross Floor Area
- Permitted in R2 District: - 440 m<sup>2</sup> (4,736.3 sq.ft.)
  - Maximum permitted in R2a District: - 830.2 m<sup>2</sup> (8,937 sq. ft.)
  - Shown: - 751.4 m<sup>2</sup> (8,088.2 sq. ft.)
- Above Grade Floor Area
- Permitted: - 553.5 m<sup>2</sup> (5,958 sq. ft.)
  - Shown: - 449.6 m<sup>2</sup> (4,839.2 sq. ft.)

  
B. Luksun  
Director Planning and Building

KH:gk  
**Attachments**

cc: City Clerk  
City Solicitor  
Director Engineering



## Planning and Building Department

Scale: 1 = 1500

Drawn By: J.P.C.

Date: July 2006

**REZONING REFERENCE # 06 -- 37**  
7325 Ridge Drive

Sketch # 1