

RE: COUNCIL ENQUIRY REGARDING DWELLING UNDER
CONSTRUCTION 3570 KALYK AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. *THAT the recommendation of the Director Planning & Building Inspection be adopted.*

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TO: MUNICIPAL MANAGER 1984 AUGUST 01

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: COUNCIL ENQUIRY REGARDING DWELLING UNDER CONSTRUCTION
3570 KALYK AVENUE

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

During the Council meeting of 1984 July 23, a question was raised concerning a construction site for which an excavation had been made in the 3500 block Kalyk. Staff were asked to investigate and to advise what development had been approved for the site, and to comment on what was suggested to be an excessive size of excavation and possible projection into the required front yard setback.

The development in question is at 3570 Kalyk Avenue, and a building permit was issued on 1984 July 06 for a single-family dwelling. The dwelling is architecturally-designed for the (approximately) 54 foot by 114 foot lot and contains two levels of accommodation plus a fully finished cellar and has access, via a stair tower and landing, to roof decks above the second floor level.

The building plans as approved indicate compliance with the regulations of the Zoning Bylaw for the District in which the site is located (R5 Residential District); however, the building proposed is very large, utilizing virtually the maximum site coverage and building height permissible under the Bylaw.

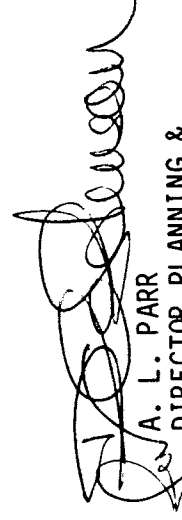
The result, while complying with the technical requirements of the Bylaw such as front, side and rear yard setbacks, site coverage, and height, is a dwelling that will be very different in scale from the prevailing housing on the street. The existing residences in the immediate area are single-storey dwellings with basements typically in the order of 1000 to 1200 square feet of floor area. The neighbourhood character is homogeneous, with low-profile houses surrounded by ample landscaped open yards.

The new dwelling under construction, however, will be much more massive in size with over 6700 square feet of finished enclosed floor area (two levels plus fully finished cellar, plus enclosed roof access/clerestory area). Using the definitions for calculation of Floor Area Ratio, the developed FAR for this building would be 0.75, which is in the range of a medium-density apartment building under RM2 zoning. The site coverage developed by the proposed building (which by definition excludes the numerous bay window projections) is 39.37%, whereas a maximum of 40% site coverage is permitted. The building height indicated on the design drawings is a full 32 feet, compared with a maximum of 32.12 feet permitted under the bylaw.

The conclusion of our examination is that while the design complies in all respects with the regulations of the bylaw, and as a result there has been no legal reason to deny issuance of the permit, this development illustrates both the sheer volume of building that can be built under prevailing bylaws and also the scale disruption that can result in neighbourhoods where more modest building sizes determine the existing character of the area.

For this reason, staff would take the opportunity to inform Council that means have been explored within the Department that could be used, upon approval by Council, to establish some control over the bulk of single-family dwellings in residential areas. It had been our intention to report on this subject within the context of the Residential Neighbourhood Environment Study, but in view of the increasing number of larger houses being proposed as infill in established residential areas it is felt that a separate report should be submitted for Council's consideration at an early date. Accordingly, it is our intention to advance a report on this subject as soon as possible, probably during the month of September.

This is for the information of Council.


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

DGS:1f

cc: Chief Building Inspector