

ITEM SUPPLEMENTARY 12
MANAGER'S REPORT NO. 31
COUNCIL MEETING 87/05/04

RE: LETTER FROM MRS. E.M. BLACK WHICH APPEARED ON THE AGENDA FOR THE
APRIL 27TH MEETING OF COUNCIL (ITEM 4 A)
PROPOSED RESIDENTIAL BULK STANDARDS

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 APRIL 30
FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 02.240
SUBJECT: ITEM OF CORRESPONDENCE FROM MRS. E. M. BLACK
PROPOSED RESIDENTIAL BULK STANDARDS
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RECOMMENDATION:

1. THAT a copy of this report be sent to Mrs. E. M. Black,
2993 East 44th Avenue, Vancouver, B.C., V5R 3A9.

R E P O R T

Council on 1987 April 27 received a letter from Mrs. Black relating to the proposed residential bulk standards as they would apply to property she owns at 3530 Boundary Road.

This report seeks to provide information on the results of applying the currently proposed regulations to this property, and to demonstrate the variety of alternative approaches to development that are available under the regulations as proposed. It is hoped that this information will be helpful to Mrs. Black in understanding the great scope of options that could be developed to satisfactorily meet her needs.

Mrs. Black indicates that she desires a single family dwelling of about 1450 square feet and the letter implies that she is interested in a ground level entry, two storeys and a two-car garage.

In the course of preparing this report, staff contacted Mrs. Black to obtain clarification on her requirements, and have learned that her particular wish is for a two-storey dwelling with 1450 square feet on each of two levels, the first being at grade and the second above it, for a total dwelling area of 2900 square feet all above grade. The ground floor would be intended to accommodate a two-car garage, entry, storage areas, closets, and a bathroom. The second level would ideally provide all the living accommodation, including living, dining, kitchen areas and three bedrooms.

The property is located in an R5 District, with dimensions of 43 feet by 120 feet, producing a lot area of 5160 square feet.

Based on the regulations as proposed, a dwelling with a gross floor area of up to 2580 square feet would be permitted to be developed on this property.

DISCUSSION

A variety of generalized building configurations including two-storey and one-and-one-half storey forms are outlined in the Appendix, illustrative of the approaches that might be considered by Mrs. Black or her designer/architect in planning for a new dwelling on the subject property at 3530 Boundary Road, based on the proposed bulk regulations.

The following table summarizes the maximum floor areas that could be developed under the various configurations explored:

E X A M P L E	BUILDING TYPE	GARAGE TYPE (ASSUME 400 SQ.FT.)	GROUND FLOOR FINISHED AREA	SECOND FLOOR FINISHED AREA	TOTAL GROSS FINISHED AREA	OPTIONAL CELLAR (ADDI- TIONAL)	POTENTIAL FLOOR AREA INCLUDING OPTIONAL CELLAR
1.	2 STOREY	2-CAR SEPARATE	890	890	1780	890	2670 SQ.FT.
2.	2 STOREY	2-CAR ATTACHED	890	1290	2180	890	3070 SQ.FT.
3.	2 STOREY	2-CAR IN CELLAR	1290	1290	2580	890	3470 SQ.FT.
4.	1-1/2 STOREY	2-CAR SEPARATE	1320	660	1980	1320	3300 SQ.FT.
5.	1-1/2 STOREY	2-CAR ATTACHED	1320	860	2180	1320	3500 SQ.FT.
6.	1-1/2 STOREY	2-CAR IN CELLAR	1720	860	2580	1320	3900 SQ.FT.

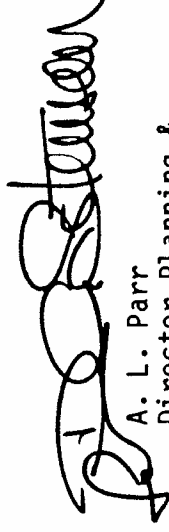
It is true that the regulations as proposed in the text amendment bylaw that was given First Reading on 1987 March 23 would not permit the particular size and configuration described by Mrs. Black. However, a variety of other configurations which could generate between 1780 and 3900 square feet of usable floor area is possible.

Further, it is noted that, at the Public Hearing held 1987 April 14 and concluded on 1987 April 28, Council received numerous representations from individuals who expressed concern about the limitations on building size permitted in the case of smaller lots. As a result of these submissions, there may be a desire to review some aspects of the bulk standard proposals and to consider certain adjustments. Conceivably, such an adjustment might affect the development potential of Mrs. Black's property.

This is for the information of Council.

Amf

DGS:lf
 Attachment - Appendix
 cc: Chief Building Inspector
 Municipal Solicitor



A. L. Parr
 Director Planning &
 Building Inspection

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APPENDIX

Examples of single-family building potential of 3530 Boundary Road utilizing proposed bulk standards, and predicated on:

- two living levels with ground level entry
- provision for a two-car garage

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Example 1: TWO-STOREY DWELLING WITH SEPARATE TWO-CAR GARAGE:

- assumed area of garage - 400 sq.ft.
- dwelling
 - 2 storeys; each comprising 890 sq.ft.
 - = 1780 sq.ft. finished dwelling unit area.
- option - optional cellar of up to 890 sq.ft.

RESULT: 1780 SQ.FT. OF FINISHED DWELLING UNIT, ON TWO LEVELS, WITH 400 SQ.FT. SEPARATED TWO-CAR GARAGE AND POSSIBLE (OPTIONAL) 890 SQ.FT. CELLAR.

Example 2: TWO-STOREY DWELLING WITH ATTACHED TWO-CAR GARAGE AT FIRST FLOOR LEVEL:

- assumed area of garage - 400 sq.ft.
- dwelling
 - 2 storeys; ground floor 890 sq.ft.
 - finished floor area plus second floor 1290 sq.ft. finished floor area = 2180 sq.ft. finished dwelling unit area.
- option - optional cellar of up to 890 sq.ft.

RESULT: 2180 SQ.FT. OF FINISHED DWELLING UNIT, ON TWO LEVELS, WITH 400 SQ.FT. ATTACHED TWO-CAR GARAGE AT GROUND-FLOOR LEVEL, AND POSSIBLE (OPTIONAL) 890 SQ.FT. CELLAR.

Example 3: TWO-STOREY DWELLING WITH TWO-CAR GARAGE IN CELLAR SPACE BENEATH THE DWELLING (SITE GRADES PERMITTING).

- assumed area of garage - 400 sq.ft. in cellar.
- dwelling
 - 2 storeys; each comprising 1290 square feet = 2580 sq.ft. finished dwelling unit area.
- option - optional complete cellar of up to 890 sq.ft. in addition to garage area.

RESULT: 2580 SQ.FT. OF FINISHED DWELLING UNIT ON TWO LEVELS, WITH 400 SQ.FT. ENCLOSED TWO-CAR GARAGE IN CELLAR, AND POSSIBLE (OPTIONAL) 890 SQ.FT. ADDITIONAL CELLAR AREA.

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Example 4: ONE-AND-ONE-HALF STOREY DWELLING WITH SEPARATE TWO-CAR GARAGE.

- assumed area of garage - 400 sq.ft.
- dwelling
 - one-and-one-half storeys with 1320 sq.ft. at first floor level plus 660 sq.ft. at second floor (half-storey) level.
 - option - optional cellar of up to 1320 square feet.

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RESULT: 1980 SQUARE FEET OF FINISHED DWELLING UNIT, ON TWO LEVELS, WITH 400 SQ.FT. SEPARATED TWO-CAR GARAGE AND POSSIBLE ((OPTIONAL) 1320 SQ.FT. CELLAR.

Example 5: ONE-AND-ONE-HALF STOREY DWELLING WITH ATTACHED TWO-CAR GARAGE AT GROUND-FLOOR LEVEL.

- assumed area of garage - 400 sq.ft.
- dwelling
 - one-and-one-half storeys, ground floor 1320 sq.ft. finished floor area plus 860 sq.ft. at second floor (half-storey) level.
 - option - optional cellar of up to 1320 sq.ft.

RESULT: 2180 SQ.FT. OF FINISHED DWELLING UNIT, ON TWO LEVELS, WITH 400 SQ.FT. ATTACHED TWO-CAR GARAGE AND POSSIBLE ((OPTIONAL) 1320 SQ.FT. CELLAR.

Example 6: ONE-AND-ONE-HALF STOREY DWELLING WITH TWO-CAR GARAGE IN CELLAR SPACE (site grades permitting).

- assumed area of garage - 400 sq.ft.
- dwelling
 - one-and-one-half storeys, ground floor 1720 sq.ft. finished floor area plus 860 sq.ft. at second floor (half-storey) level.
 - option - optional complete cellar of up to 1320 sq.ft. in addition to garage area.

RESULT: 2580 SQ.FT. OF FINISHED DWELLING UNIT, ON TWO LEVELS, WITH 400 SQ.FT. ENCLOSED TWO-CAR GARAGE IN CELLAR, AND POSSIBLE (OPTION) 1320 SQ.FT. ADDITIONAL CELLAR AREA.