

ITEM	3
MANAGER'S REPORT NO.	9
COUNCIL MEETING	87/02/09

RE: APPLICATION FOR RESIDENTIAL BUILDING PERMIT
4361 VICTORY STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1987 FEBRUARY 04

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: APPLICATION FOR RESIDENTIAL BUILDING PERMIT
4361 VICTORY STREET

=====

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

On 1987 January 05 Council received a report dealing with a proposal to construct a new single-family dwelling at the subject address, which was of such design that it would depreciate the value of other buildings in the area. As a result of Council's consideration, a motion was passed to advise the applicant that Council was not prepared to issue the permit, and further a resolution was passed directing staff to prepare amendments to the Zoning Bylaw to control building bulk in the single- and two-family zoning districts.

Since that time staff have worked with the applicant and his designer toward resolution of the matter. The approaches discussed have centered on either locating a site for the initial design at a location where the design of such a massive building could be considered acceptable in the context of other large existing houses already in the neighbourhood, or alternatively to redesign the dwelling proposed for 4361 Victory Street to overcome the negative impacts of the original design on neighbouring development.

The applicant chose to pursue the latter course of action and subsequent meetings with the designer focused on the issues identified in the previous report: view obstruction, reduction in privacy on adjacent properties, loss of reasonable window outlooks and excessive shading.

As a result of this consultation, significant reductions in bulk have been achieved, and a more sympathetic relationship between proposed building and dominant land forms, existing vegetation, neighbouring buildings, and distant views is reflected in the revised design.

The revised proposal as currently submitted incorporates the following:

109

- increased depth of excavation to reduce the height above grade
- increased side yard setbacks
- reduced site coverage
- major reduction in volume of the second floor
- concentration of second floor volume toward the east side of the property adjacent on existing stand of conifers, thereby freeing up a view from properties to the north toward the south and southwest
- building offsets to reduce the apparent bulk of the principal wall planes
- attention to window design and placement to minimize overlooking of yards and windows on adjacent properties, and
- greater attention to roof detailing to reduce apparent height.

In terms of project statistics, the revised design yields the following:

Total finished floor area (including cellar): 6,271 square feet
Finished floor area of main and second floor: 3,962.6 square feet
Lot Coverage: 37%
Building height: approximately 24 ft.
Accommodations reduced to six bedrooms, 6 bathrooms, and substantial size reductions to numerous other spaces.

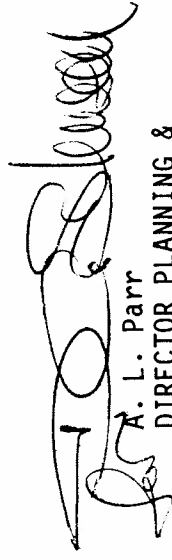
For information, the Floor Area Ratio developed under the revised design would be 0.469.

Additionally, staff have evaluated the new design by reference to the Design Guidelines developed for discussion in 1983 December in connection with the then-current Residential Neighbourhood Study, and find that this proposal now generally satisfies those guidelines.

The dwelling proposed in the latest submission is still a large house by prevailing standards, but the design treatment has achieved a marked improvement in the proposed building's relationship to adjacent properties, specifically with reference to the issues mentioned above.

Based on staff's assessment of the improved siting and design characteristics of the revised scheme, it is considered that denial of a permit would not now be warranted. Accordingly, unless otherwise directed by Council it is our intention to proceed with issuance of a building permit as requested, based on the revised plans.

This is for the information of Council.



A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

DGS/hr

cc: Chief Building Inspector