

TO: CITY MANAGER 1993 JULY 21
FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 16.500
SUBJECT: WESTRIDGE: AREA SPECIFIC ZONING
PURPOSE: To inform Council about the findings of a questionnaire concerning area specific zoning in the Westridge area and the next phase of the public consultation process.

RECOMMENDATION:

1. **THAT** this report be received for the information of Council.

R E P O R T

1.0 BACKGROUND

At its meeting of 1993 April 05, Council received a petition requesting a zoning change in the Westridge area to preclude the construction of large houses that could impact existing scenic views. The Westridge area is presently zoned R2 Residential District and is bounded by the Burrard Inlet to the north, Pandora Street to the south, Cliff Avenue to the west and Inlet Drive to the east (Attachment A). There are 119 single-family houses which were originally built in the 1950s, with the exception of one.

In response to the petition, Council adopted a resolution for staff to work with Westridge residents towards development of area specific zoning following an appropriate public consultation process and to refer any building permit applications to Council for review.

As the first step in the public consultation process, a questionnaire was sent to 119 property owners and 10 renters on 1993 June 01 (Attachment B). The questionnaire requested information about their household composition and housing needs, and their opinions concerning the scale of future development in Westridge.

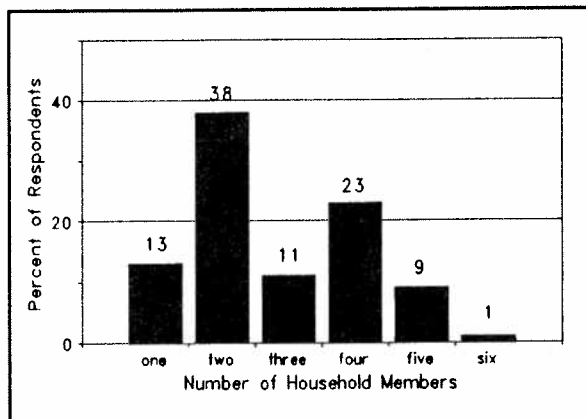
2.0 FINDINGS OF THE QUESTIONNAIRE

There was a total of 95 respondents to the questionnaire. The overall response rate was 74 percent, consisting of 86 owner-residents, 5 absentee owners, and 4 renters. The response rate for owners was 76 percent.

The following provides the findings for each of the questions, with an analysis of the findings in Section 2.4. The graphs do not show "don't know" or missing answers.

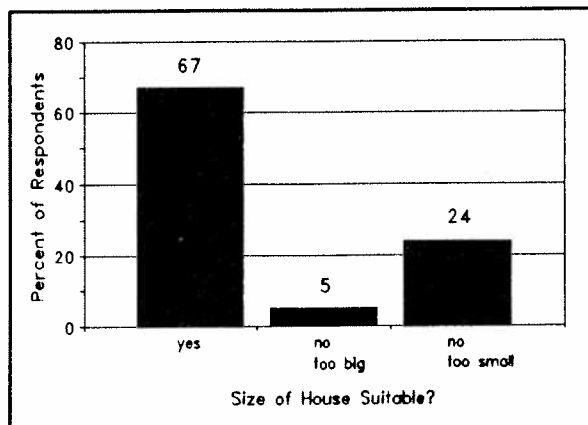
2.1 Household Composition

Of the 90 owner-occupied and renter-occupied houses, slightly more than one-half are occupied by one or two people. The majority of these household members (64 percent) are 60 years or older. Forty-four percent of the households are occupied by three to six people who are mostly under 40 years old.



2.2 Housing Needs

Two-thirds of the respondents felt that their current house size would suit their household needs over the next five years. Of the 24 percent who felt that their house is too small, most indicated that they would like to make an addition or build a new house on their lot.

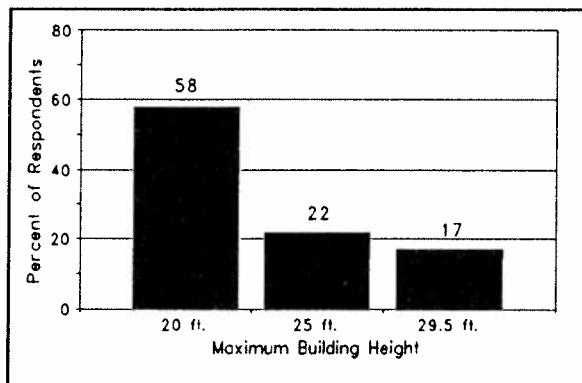


2.3 Scale of Development

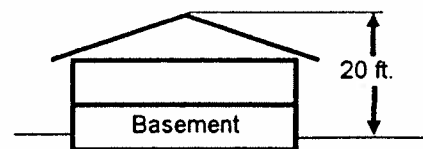
There were three questions pertaining to regulations controlling the bulk of houses: building height, building length and floor area. For each question, the choices were based on (a) a small increase over the common dimension of existing Westridge houses; (b) the regulation of the R10 District for the Brentwood Park area; and (c) the regulation of the R2 District which currently applies to the Westridge area.

Height of Houses:

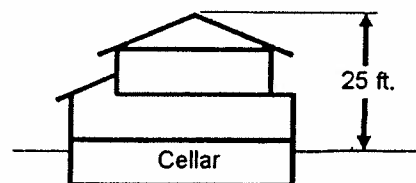
Generally, Westridge houses are about 20 feet in height. Under the R2 District, the permitted building height is 29.5 feet which is measured from the lower of the front or rear average elevation.



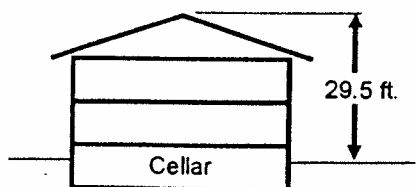
Slightly more than half (58 percent) of the 95 respondents indicated that they would prefer to limit the height of houses at 20 feet. This height limit would provide for one floor above grade and a basement. (A basement is defined as having more than half its height above the average natural grade.)



Twenty-two percent preferred a maximum height of 25 feet which allows for two floors above grade and a cellar located mostly below grade. This is the height limit in the Brentwood Park area (R10 District). (A cellar is defined as having more than half its height below the average natural grade.)

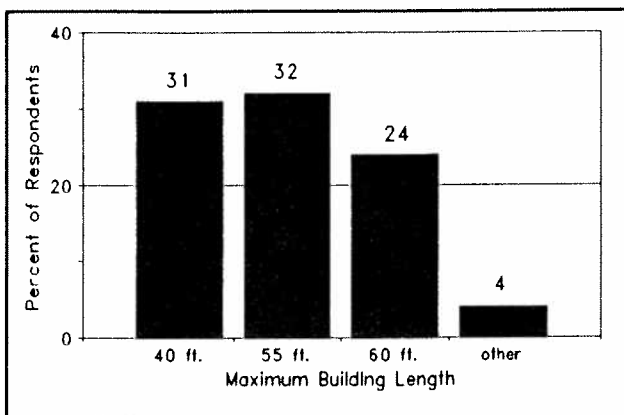


Finally, 17 percent would like to maintain the current height limit of 29.5 feet which permits two floors above grade and a cellar. This is the maximum height permitted on all single-family lots in the city, with the exception of those in the Brentwood Park area.



Building Length:

Generally, Westridge houses are up to 30 feet in building length (front to back). Under the R2 District, a building length of 60 feet is permitted.

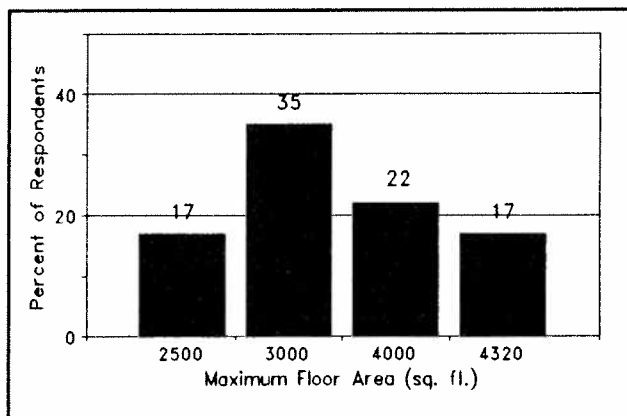


There was a mixed response to the question on building length. About one-third chose a length of 40 feet. Another one-third preferred 55 feet which is the limit under the R10 District. There were slightly fewer respondents (24 percent) who chose 60 feet which is the maximum length permitted in the R2 District as well as in the other single-family and two-family districts.

Floor Area:

Most of the houses in Westridge are about 2,000 to 2,200 square feet in floor area, including the basement. Twenty-four percent of respondents live in a house where an addition has been made. The majority of additions are less than 500 square feet in area.

Under the R2 District, a new house could be built that is twice the size of the Westridge houses. That is, a floor area of up to 4,320 square feet is permitted on a 60' X 120' lot, the typical lot size in Westridge.



There was also a mixed response to the question on floor area. About half of the respondents felt that the floor area should be 3,000 square feet or less. Twenty-two percent chose 4,000 square feet which is comparable to the floor area permitted under the R10 District. Finally, 17 percent felt that the floor area should remain at its current maximum of 4,320 square feet on a 60' X 120' lot.

2.4 Analysis of the Findings

In general, the 46 respondents living in smaller households (one or two people) are satisfied with their current housing situation and chose more restrictive zoning regulations. About 75 percent of these respondents would prefer to limit the height of houses to 20 feet and the length of houses to 55 feet or less. Fifty-six percent would like to restrict floor area to 3,000 square feet or less, while 28 percent found a floor area of between 4,000 to 4,320 square feet acceptable on a 60' X 120' lot.

The 30 respondents living in houses occupied by four to six people are less satisfied with the size of their present house. About half of these residents felt that their house is too small to meet their needs over the next five years. In terms of regulating development, their choices were less restrictive than those of respondents living in one or two-person households. For maximum building height, 30 percent chose 25 feet and 23 percent chose 29.5 feet. A building length of 55 or 60 feet would be acceptable to two-thirds of these respondents. Finally, 50 percent indicated that a house on a 60' X 120' lot should be permitted to have a floor area of 4,000 or 4,320 square feet.

2.5 Other Comments

Additional comments were provided in the questionnaire. Some respondents stressed the importance of limiting the height of houses to preserve the scenic views which they have enjoyed for many years. Others indicated that the construction of larger houses should be allowed in order to meet the needs of families with children under today's standards, and that renewal of the existing housing stock is good for the neighbourhood.

Related to the concern about preserving views, some respondents felt that the height of trees should be regulated.

3.0 THE NEXT STEPS

The findings of the questionnaire show that there is not a consensus on how development should be regulated in Westridge. As the next step in the public consultation process, staff will be working in early September with a small group of residents, representing a cross-section of the neighbourhood, to provide input for developing a proposal.

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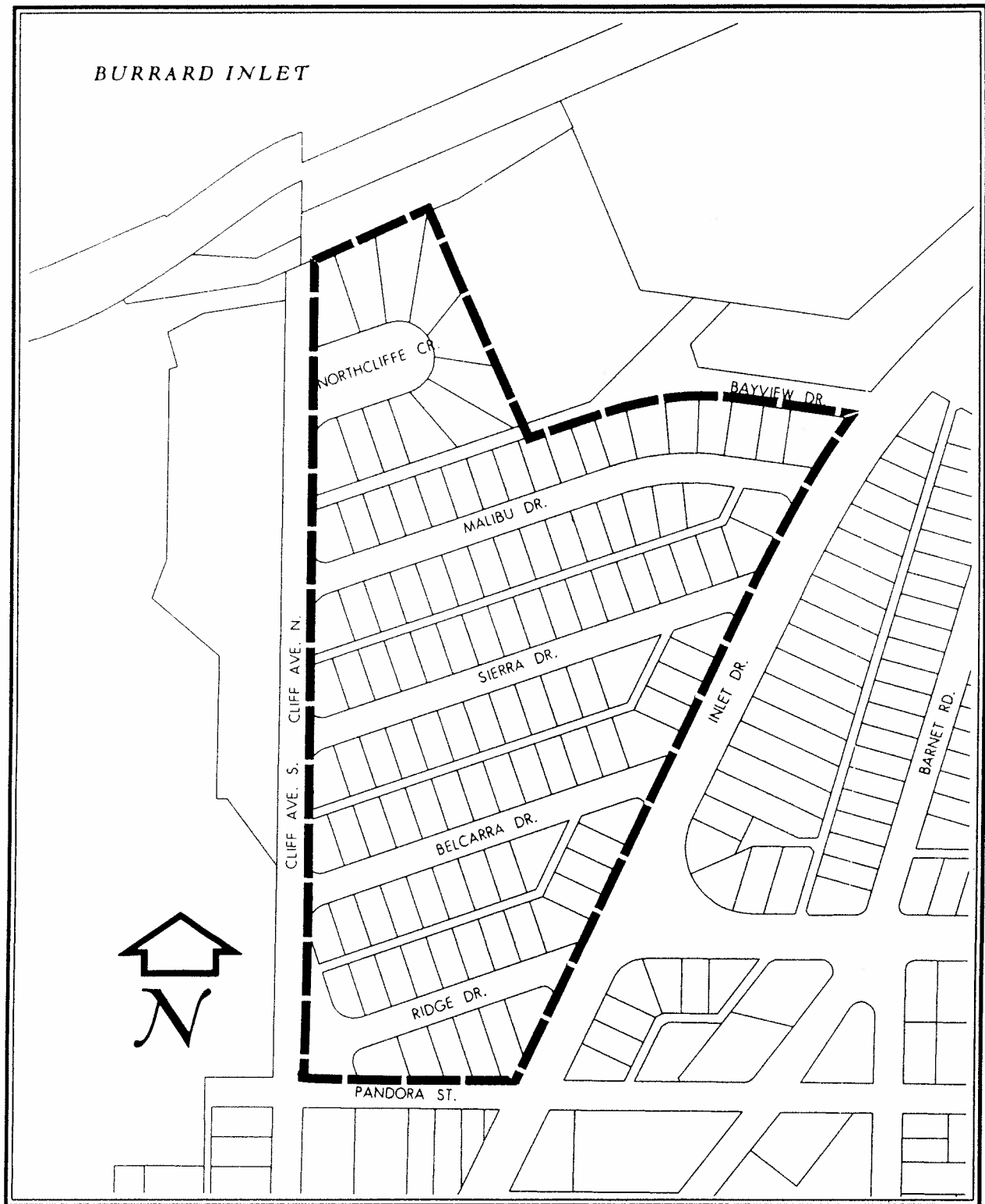
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| COUNCIL MEETING | 93/07/26 |

With Council's concurrence, a brochure outlining the proposed zoning regulations will be distributed to all property owners and residents for review in October. A public meeting will be held to explain the proposal and to obtain the residents' input.

B. Lukens
for D.G. Stenson, Director
PLANNING AND BUILDING

SL/db

Attachments



Westridge neighbourhood

New Zoning Regulations for the Westridge Neighbourhood?

This questionnaire is divided up into three main sections : background information about your residence and household; information about your housing needs; and your opinions concerning the scale of future development in Westridge.

It is requested that this questionnaire be completed by a home owner or an adult renter. If you need any help in answering the questions, please call Sophia Lum (294-7421) in the Planning Department.

BACKGROUND INFORMATION

1. What is the address of your Westridge house?

2. Do you own or rent this house?

☐ own ☐ If you do not live in your Westridge house, please go to Question 7.
☐ rent

3. How many people are living in your house, including yourself?
(Please do not include guests who are staying with you.)

_____ residents

4. Please indicate the number of residents in the following age groups.

19 years old or less _____
between 20 and 39 years old _____
between 40 and 59 years old _____
60 years old or greater _____

ABOUT YOUR HOUSE

5. Has an addition ever been made to the original house?

☐ yes ☐ no
What is the approximate size of the addition?
_____ square feet
☐ don't know

If you are a renter, please go to Question 7.

6. Do you think that the current size of your house will suit the needs of your household over the next five years?

☐ yes
☐ no: This house will be too big for our (my) needs.
☐ no: This house will be too small for our needs.

If no:
Which of the following alternatives would you wish to pursue?
☐ sell this house and live elsewhere
☐ continue to live in this house
☐ make an addition to this house
☐ build a new house on this lot
☐ don't know

ITEM

19

MANAGER'S REPORT NO.

45

COUNCIL MEETING 93/07/26

FUTURE DEVELOPMENT IN WESTRIDGE

In this section, we would like to obtain your opinions on how development should be regulated in your neighbourhood.

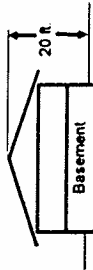
Height of Houses

7. Generally, Westridge houses are about 20 feet in height. Those houses with a second-storey addition are about 25 feet in height. The Zoning Bylaw currently permits a building height of up to 29.5 feet, which is measured from the lower of the front or rear side of the house.

What do you feel should be the maximum building height for a house in Westridge?

- ☐ 20 feet
(similar to most of the Westridge houses)

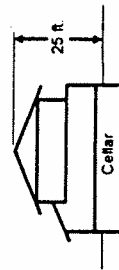
A house could have only one storey plus a portion of a basement above ground level. (A basement is defined as having more than half its height above the ground.)



- ☐ 25 feet

(similar to the Westridge houses with a second-storey addition and to the R10 District for Brentwood Park)

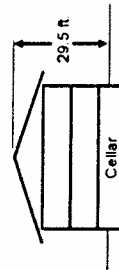
Under the R10 District, a house could have two storeys, but the second storey must be half the size of the first storey. If there is a cellar, it must be mostly below ground level. (A cellar is defined as having more than half its height below the ground.)



- ☐ 29.5 feet

(maximum height permitted under current zoning)

A house could have two storeys plus a portion of a cellar above ground level.



- ☐ no opinion / unsure about this

Length of Houses

8. Generally, Westridge houses are up to 30 feet in building length (from front to back). To build a bigger house, the building length would likely be greater than 30 feet. The Zoning Bylaw currently permits a building length of 60 feet.

What do you feel should be the maximum building length (from front to back) for a house in Westridge?

- ☐ 40 feet
☐ 55 feet (similar to the R10 District for Brentwood Park)
☐ 60 feet (maximum length permitted under current zoning)
☐ other: _____ feet (please specify)
☐ no opinion / unsure about this

Floor Area of Houses

9. Most of the Westridge houses (those without additions) are about 2,000 square feet in total floor area (including the basement). The Zoning Bylaw currently permits up to 4,320 square feet on a 60' X 120' lot, which is the typical lot size in Westridge.

What do you feel should be the maximum floor area for a house on a 60' X 120' lot in Westridge?

- ☐ 2,500 square feet
☐ 3,000 square feet
☐ 4,000 square feet (similar to the R10 District for Brentwood Park)
☐ 4,320 square feet (maximum size permitted on a 60' X 120' lot under current zoning)
☐ other: _____ square feet (please specify)
☐ no opinion / unsure about this

I0. Do you have any additional comments concerning development and neighbourhood change in Westridge?
(You may attach a separate sheet if you need more writing space.)

[illegible]

II. Would you like to participate as a member of a small working group of residents to assist Planning staff in preparing a draft proposal as part of the public review process? It is anticipated that two or three meetings in the evening would be involved. A cross-section of the neighbourhood will be represented in this working group.

☐ yes ☐ no Your name and phone number: _____

To ensure that your comments are considered in time for this review, please return this questionnaire in the postage-paid envelope before June 18, 1993.

Thank you for taking the time to comment.



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