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| ITEM | 5 |
| MANAGER'S REPORT NO. | 68 |
| COUNCIL MEETING | 94/12/05 |

TO: ACTING CITY MANAGER 1994 NOVEMBER 30

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 16.400.9

SUBJECT: BUILDING PERMIT APPLICATION: 4295 PARKWOOD CRESCENT

PURPOSE: To obtain Council authority to process a building permit application for a new single-family dwelling in the Garden Village area.

RECOMMENDATION:

1. THAT Council authorize staff to process a building permit application for a new single-family dwelling at 4295 Parkwood Crescent, as described in this report.

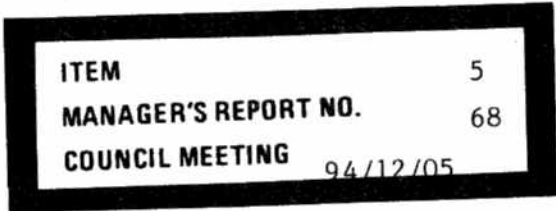
REPORT

1.0 BACKGROUND

At its meeting on 1994 May 31, the Housing Committee received a petition signed by the owners of 124 properties in the Garden Village area. These residents are concerned about the construction of houses which are much larger and different in appearance than the existing houses. The petition requested a change in zoning to further limit the permitted height of houses in order to maintain the character of the neighbourhood and to preserve scenic views. As well, the petitioners requested that front yard driveways not be permitted where lane access is available. The neighbourhood is presently zoned R2 District.

At its meeting on 1994 July 11, Council directed staff to undertake a survey of property owners and residents to determine the level of community support for a zoning change (study area shown in *Attachment A*). A questionnaire to obtain general opinions on how development should be regulated was mailed on 1994 October 7. Staff are in the process of analysing the responses. A report on the findings of the questionnaire will be submitted to the next Housing Committee meeting.

It is understood that while the public consultation process is underway in the Garden Village neighbourhood, building permit applications for a new house or a major addition would be referred to Council for review.



2.0 BUILDING PERMIT APPLICATION

On 1994 November 29, a building permit application for a new single-family dwelling at 4295 Parkwood Crescent was received (see **Attachment A**). Prior to this application being made, staff has met with the property owners and the designer to discuss the area residents' concerns about the development of new houses in this neighbourhood.

Given that the area rezoning process is in the early stage of public consultation, a zoning change is uncertain at this time. Therefore, the applicant has designed under the existing R2 regulations, keeping in mind some of the neighbourhood concerns pertaining to the building bulk.

The subject lot is 7976 sq. ft. and an irregular-shaped corner lot. A single-family house with two storeys and a cellar is proposed. The plans show a front yard driveway onto Pinewood Crescent since lane access is not available.

The following table compares the dimensions of the proposed dwelling with the permitted dimensions of the R2 District and the R10 District. The R10 District is chosen for comparison purposes because it is presently the most restrictive zone for single-family dwellings and was developed in 1991 for the Brentwood Park area, which is comparable to the Garden Village area in terms of the low-scale character of housing.

| Zoning Regulations | Permitted Under the Current R2 District | Permitted Under the R10 District | The Applicant's Proposal | | |
|------------------------|---|---|--------------------------|----------------------------|--|
| | | | Applicant's Proposal | Proposal in Relation to R2 | Proposal in Relation to R10 |
| Building Height | 29.5 ft. | 24.9 ft. | 26.8 ft. | 2.7 ft. less than R2 | 1.9 ft. greater than R10 |
| Gross Floor Area | 4,736 sq.ft. | 3,982 sq.ft. | 4,625 sq.ft. | 111 sq.ft. less than R2 | 643 sq.ft. greater than R10 |
| Above grade floor area | 3,190 sq.ft. | 2,605 sq.ft. (including attached garage)* | 3,174 sq.ft. | 16 sq.ft. less than R2 | 1,021 sq.ft. greater than R10* (including attached garage of 674 sq.ft.) |
| Building Depth | 55 ft. | 49.5 ft. | 55 ft. | same as R2 | 5.5 ft. greater than R10 |

* In the R10 District, an attached garage is discouraged by being included as part of the above grade floor area. However, an attached garage is appropriate for this corner property which does not have lane access.

The front elevation drawing (facing Pinewood Crescent) and side elevation drawing (facing Parkwood Crescent) are provided in **Attachment B**.

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3.0 RECOMMENDATION

It is recommended that Council authorize staff to process this building permit application while the Garden Village area rezoning process is underway. The applicant has submitted a house design that addresses some of the neighbourhood's concerns about building bulk, as described below:

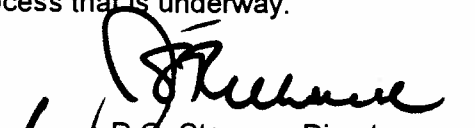
- The building height is 26.8 feet, which is 2.7 feet less than the maximum permitted under R2 zoning. Since the cellar is located almost completely below grade, the house has a two storey appearance.
- The overall bulk of the house is addressed by having
 - a smaller second floor: 1021 sq. ft. less than the main floor and the garage.
 - a narrower second floor: 21 feet less than the width of the main floor (Pinewood Crescent elevation)
- The applicant has endeavoured to design a house having a non-boxy appearance.

The applicant would like to proceed with construction as soon as possible. Under the Municipal Act, compensation for damages would arise from the withholding of a building permit if an area rezoning bylaw is not adopted within 90 days from the date of permit application. If there is sufficient support for a zoning change in the Garden Village neighbourhood, an area rezoning to an existing zoning district would require at least five months to complete.

In considering this building permit application, it should be noted that preliminary findings of the questionnaire show that less than half of the 250 respondents in Garden Village supported a zoning change to limit houses to one storey and a basement. A report on the questionnaire findings will be submitted to Council early next year.

If Council concurs with the recommendation to process the building permit application, staff will forward this report to seven surrounding property owners to inform them of this application and Council's decision. While it is not common practice to notify neighbours of individual applications, staff feel that it would be advantageous in this case in view of the area rezoning process that is underway.


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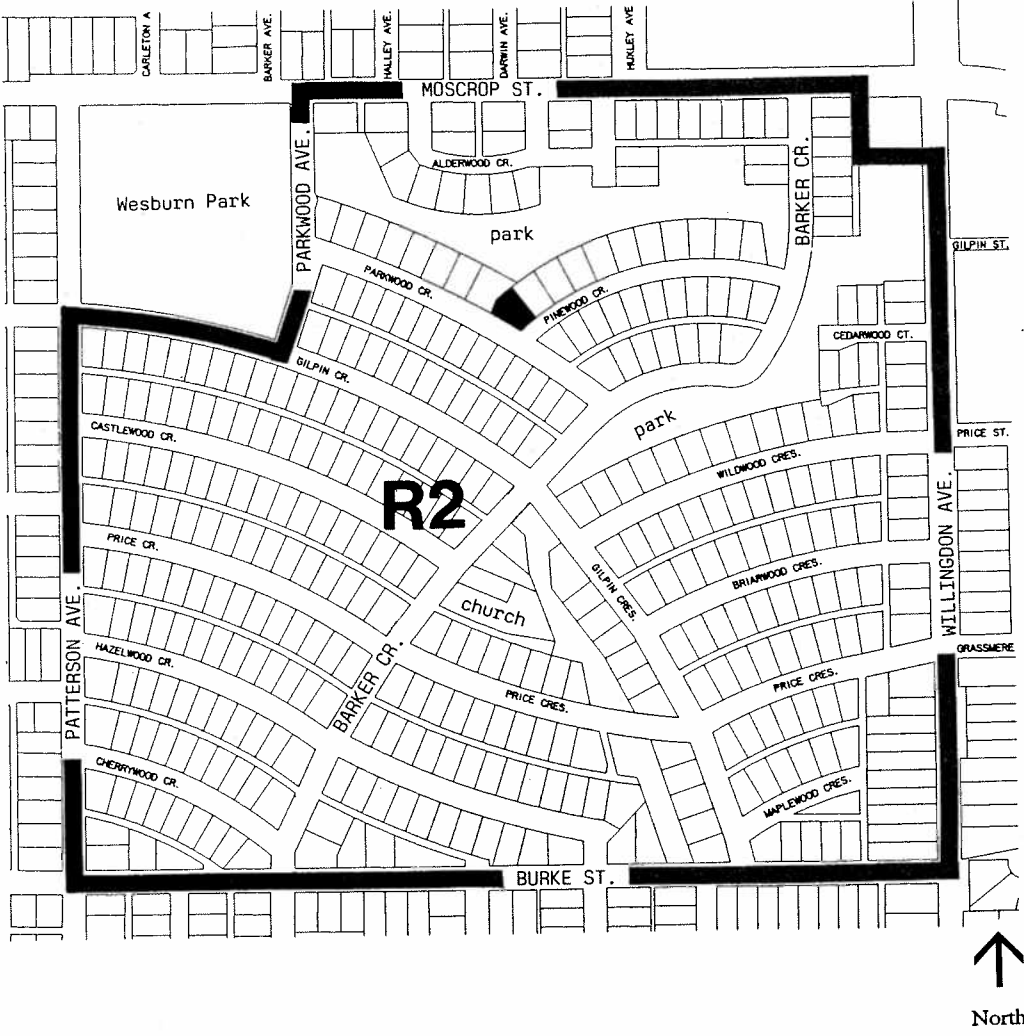

D.G. Stenson, Director
PLANNING AND BUILDING

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Attachments

cc: Chief Building Inspector
Supervisor Plan Checking

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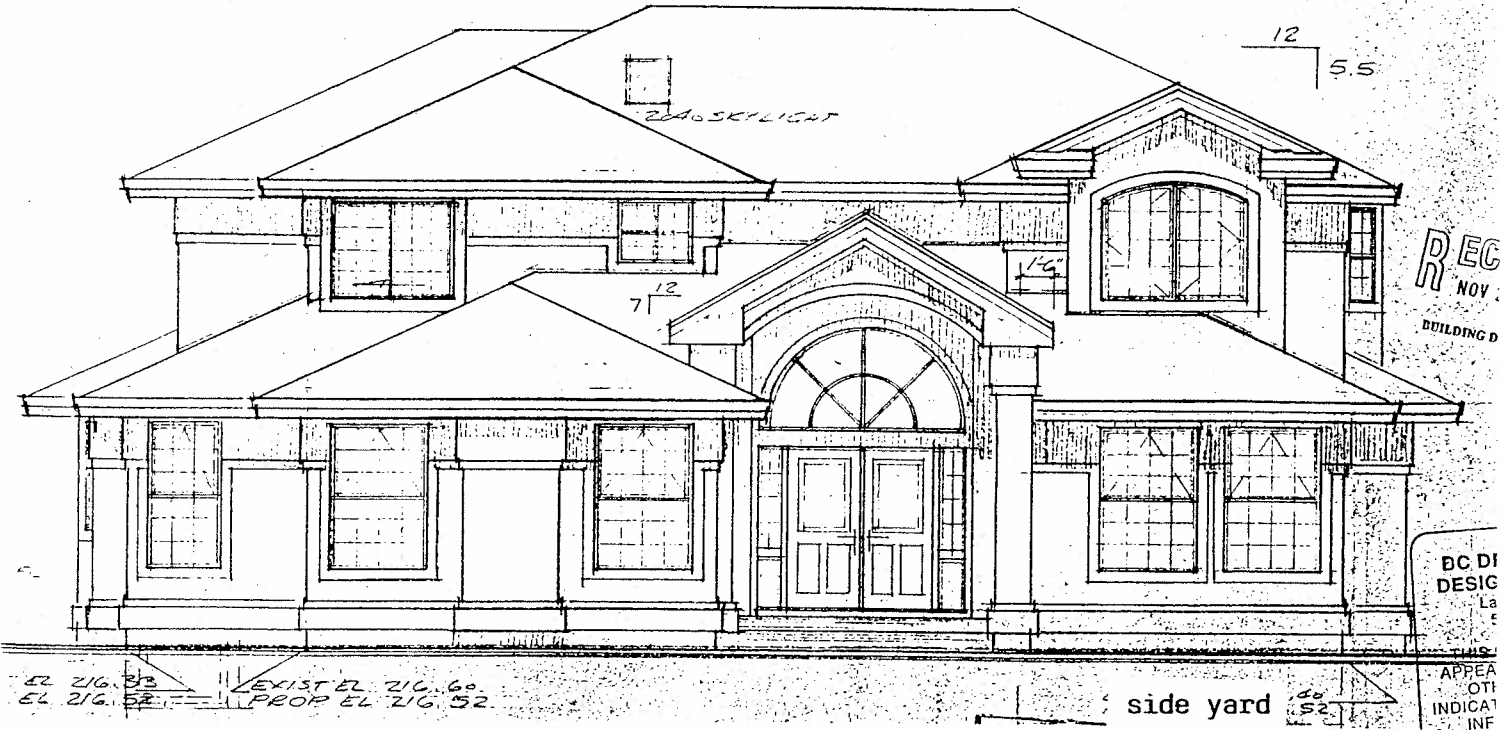


GARDEN VILLAGE NEIGHBOURHOOD

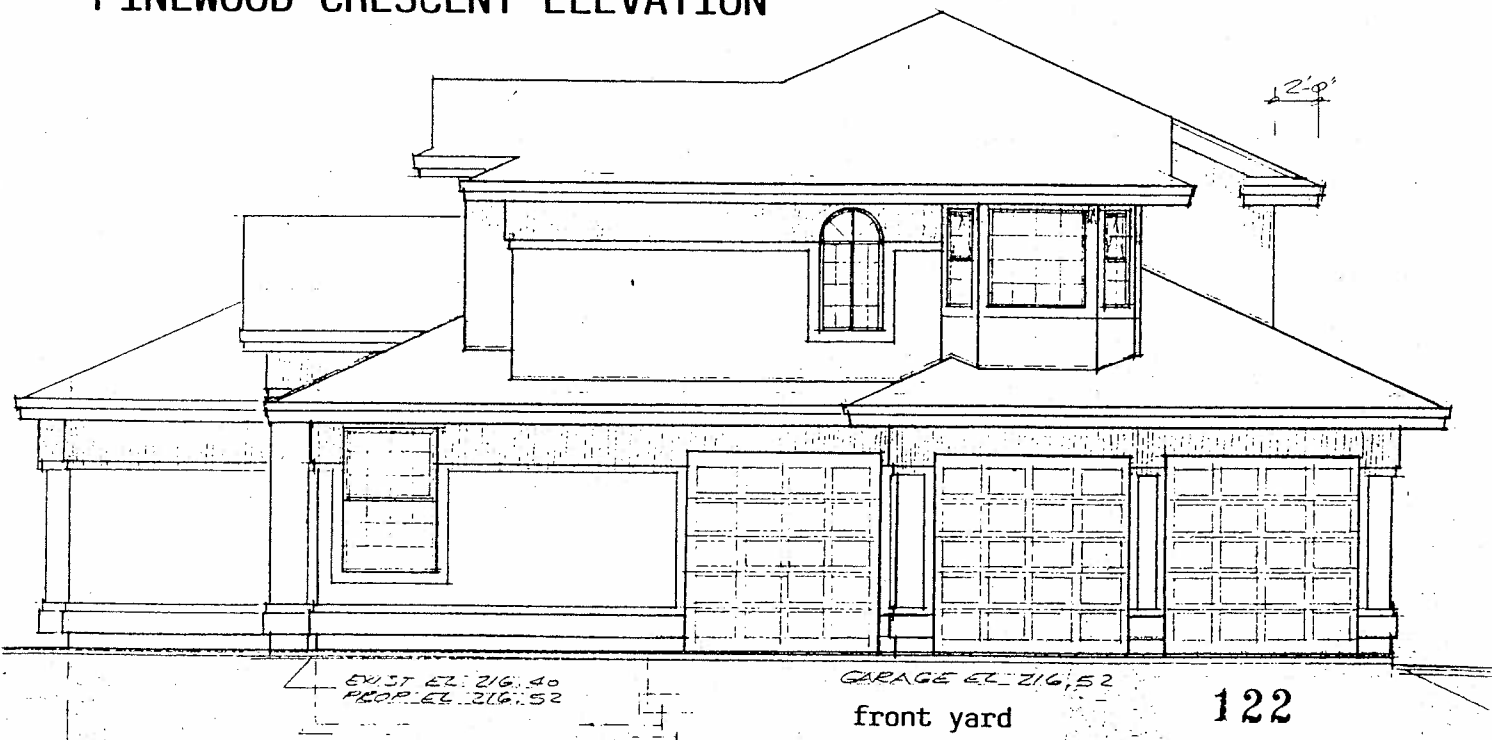
- Study Area
- 4295 Parkwood Crescent: proposed development site

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PARKWOOD CRESCENT ELEVATION



PINEWOOD CRESCENT ELEVATION



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