

ITEM	11
MANAGER'S REPORT #	27
COUNCIL MEETING	95/06/05

TO: CITY MANAGER 1995 JUNE 1

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 16.400.4

SUBJECT: **BUILDING PERMIT APPLICATIONS: 4247 PARKWOOD CRESCENT, 4286 GILPIN CRESCENT AND 4286 PARKWOOD CRESCENT**

PURPOSE: To obtain Council authority to process three building permit applications for new single-family dwellings in the Garden Village neighbourhood.

**RECOMMENDATIONS:**

1. **THAT** Council authorize staff to process a building permit application for a new single-family dwelling at 4247 Parkwood Crescent, based on the preliminary plans described in this report.
2. **THAT** Council authorize staff to process a building permit application for a new single-family dwelling at 4286 Gilpin Crescent, based on the preliminary plans described in this report.
3. **THAT** Council authorize staff to process a building permit application for a new single-family dwelling at 4286 Parkwood Crescent, based on the preliminary plans described in this report.

**R E P O R T**

**1.0 BACKGROUND**

The Garden Village neighbourhood (zoned R2 District) is presently undergoing an area rezoning process. Based on the results of a neighbourhood questionnaire in October 1994 and discussions with a group of property owners in April 1995, a zoning proposal based on the R10 District was sent to area residents and property owners to review. A brochure explaining the proposal and a questionnaire was mailed on May 26.

It is understood that while a public consultation process is underway in the Garden Village neighbourhood, building permit applications for a new house or a major addition will be referred to Council for review. With Council's approval, six building permits for a new house have been issued since the area rezoning process was initiated in July 1994 (see map in **Attachment A**).

**2.0 PRELIMINARY PLANS FOR TWO NEW SINGLE-FAMILY DWELLINGS**

Preliminary plans for three new single-family dwellings at 4247 Parkwood Crescent, 4286 Gilpin Crescent and 4286 Parkwood Crescent were received on 1995 May 17, May 25 and May 30 respectively (see Attachment A). Rather than submitting a complete set of plans for a building permit application at this time, the applicants have chosen to submit a set of preliminary plans for Council's review. This is a cost-saving measure in case design changes are required. It is understood by the applicants that the preliminary plans, if approved by Council, will not be altered in any significant way when applying for a building permit.

Prior to submitting the preliminary plans, staff met with the property owners and designers of the three proposed dwellings to discuss area residents' concerns about the development of new houses, and to review the preliminary plans. To address the neighbourhood's concerns the three applicants have designed under the existing R2 regulations, but have endeavoured to reduce the building bulk in keeping with the R10 regulations.

The three projects are described in the following sections. A comparison of the dimensions of the proposed dwellings with the dimensions of the R2 and R10 Districts is provided.

### 3.0 PROPOSED DWELLING AT 4247 PARKWOOD

The subject lot is 7521 square feet in area and is located at the bottom of the slope in the neighbourhood. A single-family dwelling with two storeys plus a cellar is proposed. A garage is attached to the front of the house since there is no lane access. Preliminary front and rear elevation drawings are provided in *Attachment B*.

The change in grade through the depth of the building envelope is about 2 feet. Park land is located directly to the rear (north) of this lot.

Table 1: 4247 Parkwood Crescent  
 Applicant's Proposal in Relation to R2 and R10 Zoning

Zoning Regulations	The Applicant's Proposal (lot size: 7,521 sq.ft.)				
	Permitted Under the Current R2 District	Permitted Under the R10 District	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	4,513 sq.ft.	3,983 sq.ft.	4,056 sq.ft.	457 sq. ft. less than R2	73 sq.ft. greater than R10
Above Grade Floor Area	3,008 sq.ft.	2,605 sq.ft.	2856 sq.ft.	152 sq. ft. less than R2	251 sq.ft. greater than R10
Building Depth	55 ft.	49.5 ft.	51 ft.	4 ft. less than R2	1.5 ft. greater than R10

\* The building height is measured from the lower of the front or rear side of the house (i.e., at the rear side for this property).

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 4247 Parkwood Crescent  
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The applicant has indicated that the building bulk concerns are addressed in the following way:

- ▶ a building height of 26.8 feet, which is 2.7 feet less than the permitted height under current R2 zoning;
- ▶ a greater front yard setback (about 44 feet) for two thirds of the building; and
- ▶ a building design which is not boxy.

**4.0 PROPOSED DWELLING AT 4286 GILPIN CRESCENT**

The subject lot is 6549 square feet in area and is located near the bottom of the slope in the neighbourhood. A single family dwelling with two storeys and a cellar is proposed. A detached garage is located at the rear of the house. Preliminary front and rear elevation drawings are provided in **Attachment C**.

The change in grade through the depth of the building envelope is less than a foot.

**Table 2: 4286 Gilpin Crescent**

**Applicant's Proposal in Relation to R2 and R10 Zoning**

Zoning Regulations	Permitted Under the Current R2 District	Permitted Under the R10 District	The Applicant's Proposal (lot size: 6549 sq.ft.)		
			Applicant's Proposal	Proposal in Relation to R2	Proposal in Relation to R10
Building Height*	29.5 ft.	24.9 ft.	27.5 ft	2 ft. less than R2	2.6 ft. greater than R10
Gross Floor Area	3,930 sq.ft.	3,930 sq.ft.	3,925 sq.ft.	5 ft. less than R2	5 ft. less than R10
Above Grade Floor Area	2,709 sq.ft.	2,515 sq.ft.	2,650 sq.ft.	59 sq. ft. less than R2	135 sq.ft. greater than R10
Building Depth	55 ft.	49.5 ft.	42 ft.	13 ft. less than R2	7.5 ft. less than R10

\* The building height is measured from the lower of the front or rear side of the house (i.e., at the front for this property).

The applicant has addressed concerns regarding building bulk in the following ways:

- ▶ a building height of 27.5 feet, which is 2 feet less than the permitted height under current R2 zoning;
- ▶ a smaller second floor: 468 square feet less than the main floor;
- ▶ a narrower building width through three quarters of the building depth;
- ▶ a detached garage to minimize building depth; and
- ▶ a design which is not boxy.

### 5.0 PROPOSED DWELLING AT 4286 PARKWOOD CRESCENT

The subject lot is 6247 square feet in area and is located at the bottom of the slope in the neighbourhood. A single-family dwelling with two storeys plus a cellar is proposed. A detached garage is located at the rear of the house. Preliminary front and rear elevation drawings are provided in *Attachment D*.

The change in grade through the depth of the building envelope is less than a foot.

Table 3: 4286 Parkwood Crescent  
 Applicant's Proposal in Relation to R2 and R10 Zoning

Zoning Regulations	The Applicant's Proposal (lot size: 6247 sq.ft.)				
	Permitted Under the Current R2 District	Permitted Under the R10 District	Applicant's Proposal	Proposal in Relation to R2	Proposal in Relation to R10
Building Height*	29.5 ft.	24.9 ft.	26.5 ft.	3 ft. less than R2	1.6 greater than R10
Gross Floor Area	3,748 sq.ft.	3,748 sq.ft.	3748 sq.ft.	same as R2	same as R10
Above Grade Floor Area	2,649 sq.ft.	2,455 sq.ft.	2,554 sq.ft.	95 sq. ft. less than R2	99 sq.ft. greater than R10
Building Depth	55 ft.	49.5 ft.	44 ft.	11 ft. less than R2	5.5 ft. less than R10

\* The building height is measured from the lower of the front or rear side of the house (i.e., at the front for this property).

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The applicant has indicated that concerns regarding building bulk have been addressed in the following ways:

- ▶ a building height of 26.5 feet, which is 3 feet less than the permitted height under R2;
- ▶ a narrower second floor: 7 feet less than the main floor in building width;
- ▶ a narrower building width: 7.8 ft. side yards on both sides;
- ▶ a detached garage to minimize building depth; and
- ▶ a design which is not boxy.


## 6.0 CONCLUSION

The property owners would like to proceed with construction shortly. 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.

The results of the questionnaire will be forwarded to the Housing Committee for its meeting in July. If the questionnaire on the zoning proposal shows a high level of support for the R10 District, then an area rezoning would be initiated. If an area rezoning is initiated, staff will ensure that future building permit applications fully comply with the R10 regulations in the interim before the rezoning bylaw is adopted. As well, Council will then be in a position to withhold building permit applications pursuant to the provisions of the **Municipal Act**.

While it is not yet known if this neighbourhood will be rezoned to the R10 District and since the applicants have attempted to reduce the building bulk, it is recommended that Council authorize staff to process a building permit application for 4247 Parkwood Crescent, 4286 Gilpin Crescent and 4286 Parkwood Crescent according to the preliminary plans described in this report.

If Council concurs with this recommendation, staff will forward this report to the surrounding property owners for each of the proposed dwellings. While it is not common practice to notify neighbours of individual applications, staff feel that it would be advantageous in this case since an area rezoning process is underway in this neighbourhood.

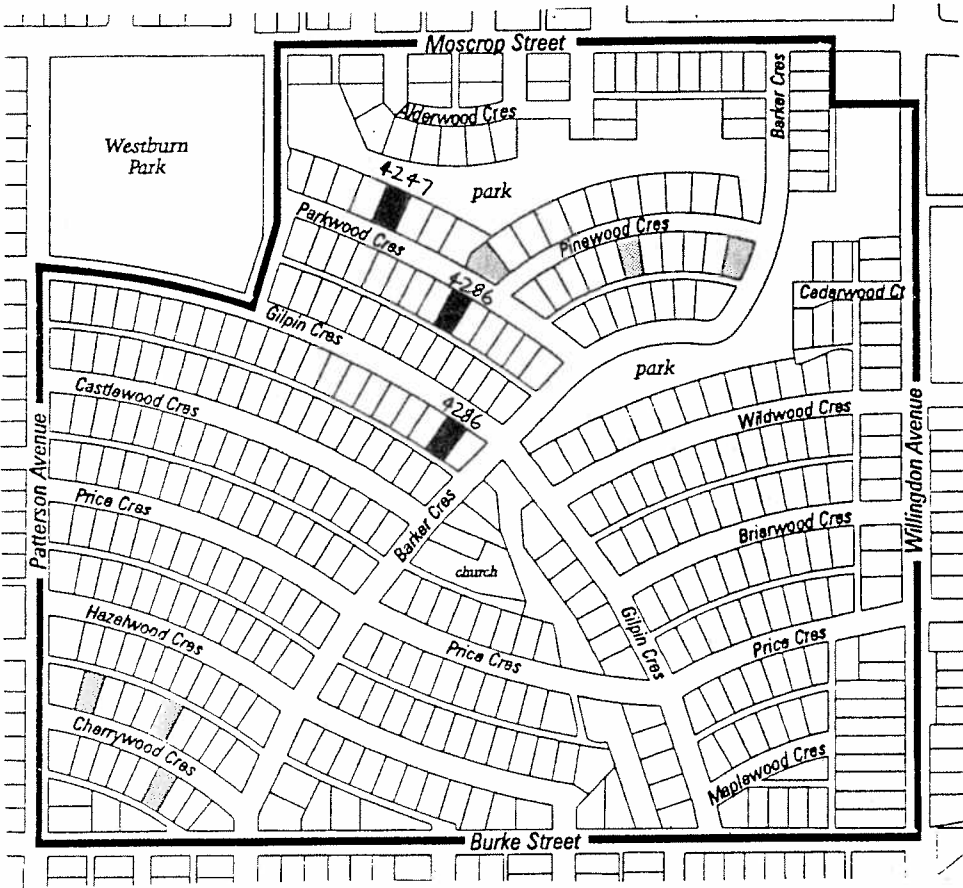
  
D.G. Stenson, Director  
PLANNING AND BUILDING

SL:MMjp  
Attachments (4)

cc: Chief Building Inspector  
Supervisor Plan Checking

# ATTACHMENT A

## GARDEN VILLAGE NEIGHBOURHOOD



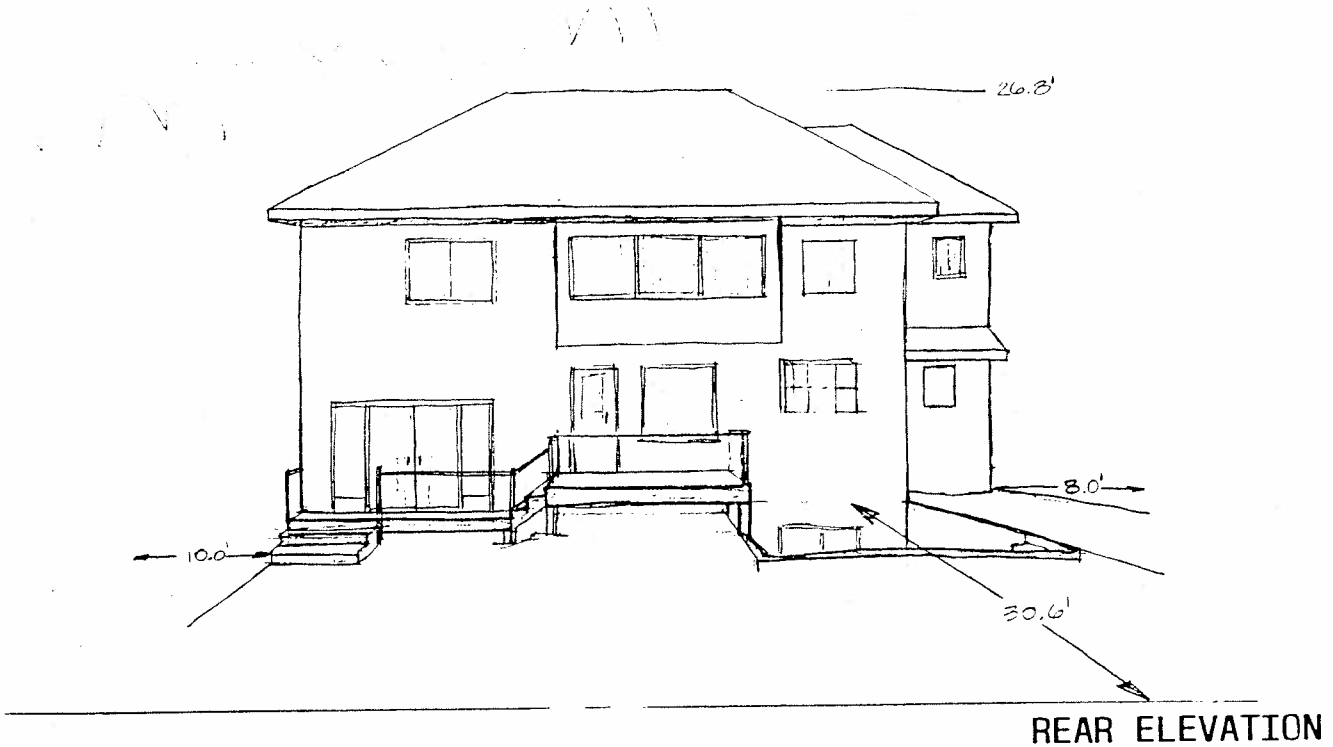
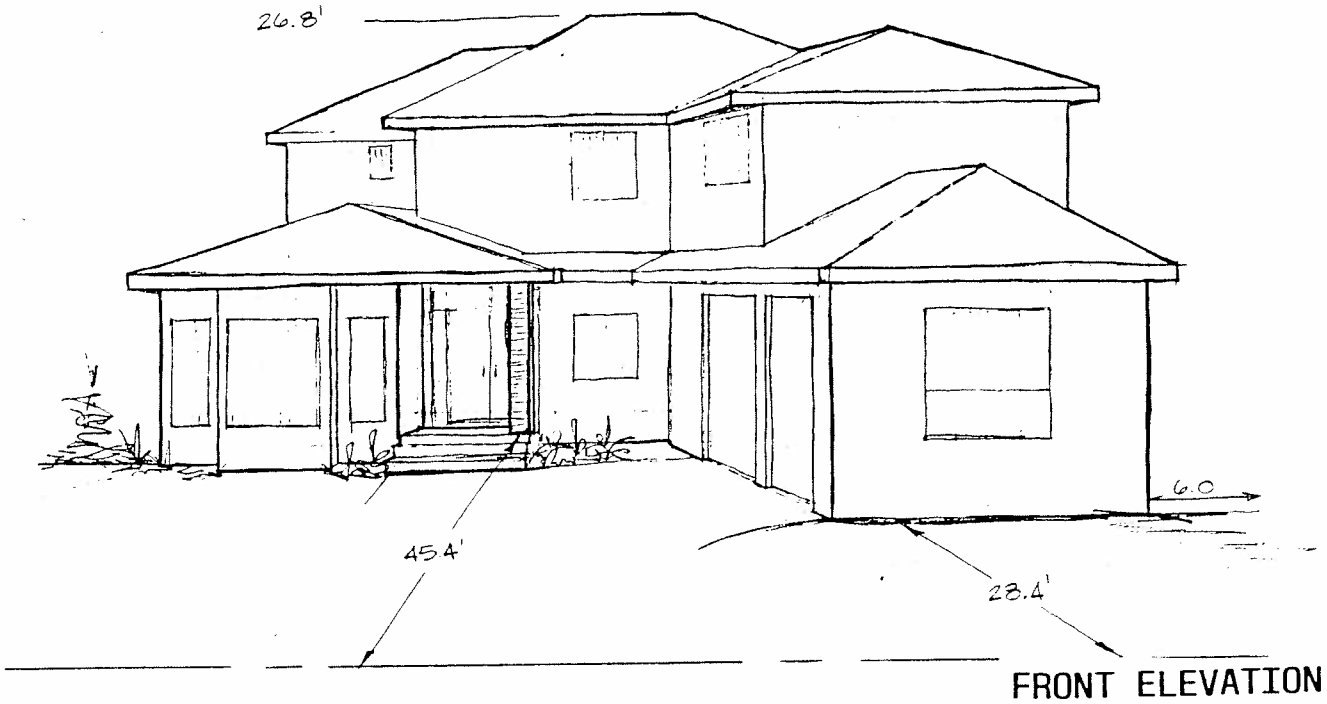
■ Building permit applications: 4247 Parkwood Crescent, 4286 Gilpin Crescent and 4286 Parkwood Crescent

□ Building permits issued for a new single-family dwelling since area rezoning process was initiated in July 1994

ATTACHMENT B

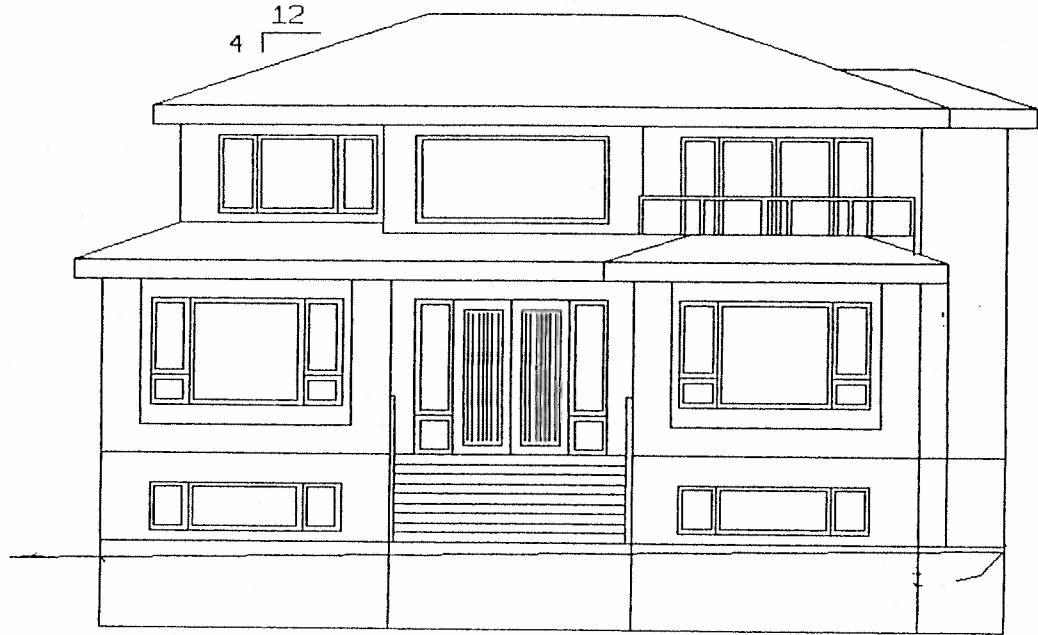
PROPOSED SINGLE-FAMILY DWELLING  
4247 PARKWOOD CRESCENT

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MENT C  
SED SINGLE FAMILY DWELLING  
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FRONT ELEVATION



REAR ELEVATION



ATTACHMENT D

PROPOSED SINGLE FAMILY DWELLING  
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FRONT ELEVATION



REAR ELEVATION

