

ITEM	08
MANAGER'S REPORT #	08
COUNCIL MEETING	96/03/11

TO: CITY MANAGER 1996 MARCH 6

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 16.400

SUBJECT: BUILDING PERMIT APPLICATIONS: 7995 SUNCREST DRIVE AND 3727 CLINTON STREET

PURPOSE: To obtain Council authority to process two building permit applications for new single family dwellings in the South Slope area west of Patterson Avenue.

RECOMMENDATIONS:

1. **THAT** Council authorize staff to process a building permit application for a new single family dwelling at 7995 Suncrest Drive, 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 3727 Clinton Street, based on the preliminary plans described in this report.

REPORT

1.0 BACKGROUND

The South Slope area west of Patterson Avenue is presently undergoing an area rezoning process (see map in **Attachment A**). Since the area originally canvassed by petitioners is quite large, the area has been divided into four separate neighbourhoods based on the current zoning, lot sizes and slopes present in each neighbourhood. Support for an area rezoning to the R10 District will be determined in each of these neighbourhoods. A zoning proposal based on the R10 District was sent to area residents and property owners in neighbourhoods 2, 3 and 4 in 1996 January. (A zoning proposal for neighbourhood 1 was sent out in 1995 December). 7995 Suncrest Drive is situated in neighbourhood 3 and 3727 Clinton Street is situated in neighbourhood 2 as outlined on the map in **Attachment A**.

It is understood that while a public consultation process is underway in these neighbourhoods, building permit applications for a new house or a major renovation will be referred to Council for review.

2.0 PRELIMINARY PLANS FOR TWO NEW SINGLE FAMILY DWELLINGS

Preliminary plans for two single family dwellings at 7995 Suncrest Drive and 3727 Clinton Street were received on 1996 February 27. Rather than submit 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 owner of 7995 Suncrest Drive and the designer of the proposed dwelling at 3727 Clinton Street to discuss residents' concerns about the development of new houses, and to review the preliminary plans. To address the neighbourhood's concerns the two applicants have designed under the existing R2 regulations, but have endeavoured to reduce the building bulk in keeping with the R10 regulations.

The two 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 7995 SUNCREST DRIVE

The owner of the property at 7995 Suncrest initially submitted a set of plans based on the maximum floor area and building height permitted under the R2 District. However, after having discussed the area rezoning process with staff, the owner then worked with the designer to develop a set of plans which reduced the bulk of the house initially proposed.

The subject lot is 7195 square feet in area and is located at the edge of neighbourhood 3 (see **Attachment A**). There is a drop in grade of about 13 feet from the front property line to the rear property line. A single family dwelling with two storeys and a cellar is proposed. A detached garage is also proposed at the rear of the house. Preliminary front and rear elevation drawings are provided in **Attachment B**.

Within the proposed building envelope, there is a drop in grade of about 3.4 feet from the front to the back of the house. The building height is 28.2 feet as measured from the rear side of the house. At the front of the house, there is a two storey appearance (25.7 feet).

**Table 1: 7995 Suncrest Drive
 Applicant's Proposal in Relation to R2 and R10 Zoning.**

Zoning Regulations	Permitted Under the Current R2 District	Permitted Under the R10 District	Applicant's Proposal (lot size: 7195 square feet)		
			Applicant's Proposal	Proposal in Relation to R2	Proposal in Relation to R10
Building Height*	29.5 ft	24.9 ft	28.2 ft	1.3 ft less than R2	3.3 ft greater than R10
Gross Floor Area	4317 sq. ft	3982 sq. ft	4305 sq. ft	12 sq. ft less than R2	323 sq. ft greater than R10
Above Grade Floor Area	2878 sq. ft	2605 sq. ft	2730 sq. ft	148 sq. ft less than R2	125 sq. ft greater than R10
Building Depth	60 ft	54 ft	51 ft	9 ft less than R2	3 feet less than R10

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

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

- ▶ a smaller second floor: 248 sq. ft less than the main floor;
- ▶ a narrower second floor: 3 feet less than the main floor in building width;
- ▶ a two storey appearance at the front of the house due to a sloping lot; and
- ▶ a detached garage to minimize building depth

4.0 PROPOSED DWELLING AT 3727 CLINTON STREET

The subject lot is 8392 square feet and is located in the upper section of neighbourhood 2 (see **Attachment A**). A single family dwelling with two storeys and a cellar is proposed. A detached garage is located at the rear of the property. Preliminary front and rear elevation drawings are provided in **Attachment C**.

The change in grade through the depth of the building envelope is about 3 feet.

**Table 2: 3727 Clinton Street
 Applicant's Proposal in Relation to R2 and R10 Zoning**

Zoning Regulations	Permitted Under the Current R2 District	Permitted Under the R10 District	Applicant's Proposal (lot size: 8392 square feet)		
			Applicant's Proposal	Proposal in Relation to R2	Proposal in Relation to R10
Building Height*	29.5 ft	24.9 ft	28.3 ft	1.2 ft less than R2	3.4 ft greater than R10
Gross Floor Area	4736 sq. ft	3982 sq. ft	3708 sq. ft	1028 sq. ft less than R2	274 sq. ft less than R10
Above Grade Floor Area	3357 sq. ft	2605 sq. ft	2230 sq. ft	1127 sq. ft less than R2	375 sq. ft less than R10
Building Depth	60 ft	55.8 ft	49.6 ft	10.4 ft less than R2	6.2 feet 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 28.3 feet which is 1.2 feet less than the permitted height under current R2 zoning;
- ▶ both gross floor area and above grade floor area are less than what is permitted under R10.
- ▶ a smaller second storey: 246 sq. ft less than the main floor;
- ▶ a narrower second storey: 10.2 feet less than the main floor in building width;
- ▶ a detached garage to minimize building depth; and
- ▶ a design which is not boxy.


5.0 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 area rezoning questionnaire for neighbourhoods 2, 3 and 4 will be forwarded to the Housing Committee for its meeting in 1996 March. If the questionnaire on the zoning proposal show a high level of support for the R10 District, then an area rezoning would be initiated.

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 7995 Suncrest Drive and 3727 Clinton Street according to the preliminary plans described in this report.

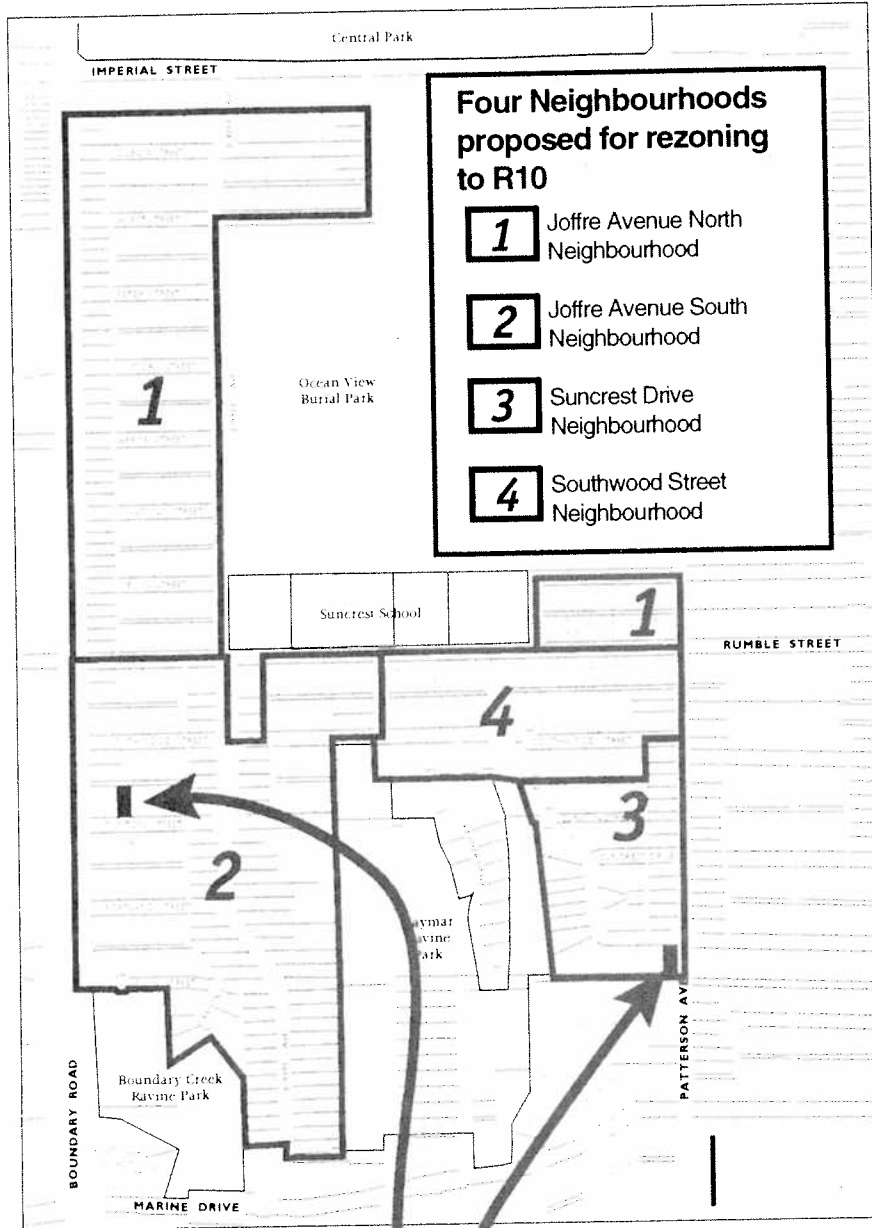
If Council concurs with this recommendation, staff will forward this report to the surrounding property owners for each of the proposed dwellings. While it is not common practice to notify neighbours of individual applications, staff feel that it would be advantageous in this case since an area rezoning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


D.G. Stenson, Director
PLANNING & BUILDING


MM/jp

Attachments (3)

cc: Chief Building Inspector
Supervisor Plan Checking



Four Neighbourhoods proposed for rezoning to R10

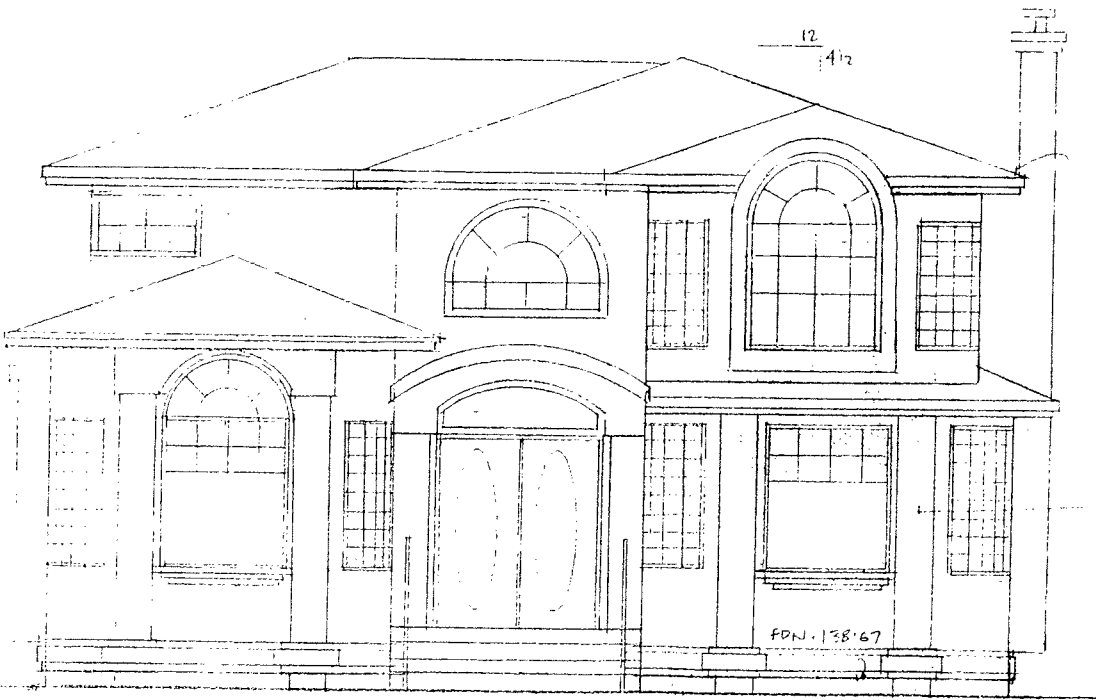
- 1** Joffre Avenue North Neighbourhood
- 2** Joffre Avenue South Neighbourhood
- 3** Suncrest Drive Neighbourhood
- 4** Southwood Street Neighbourhood

Date:	1996 MARCH
Scale:	NTS
Drawn by:	RCN

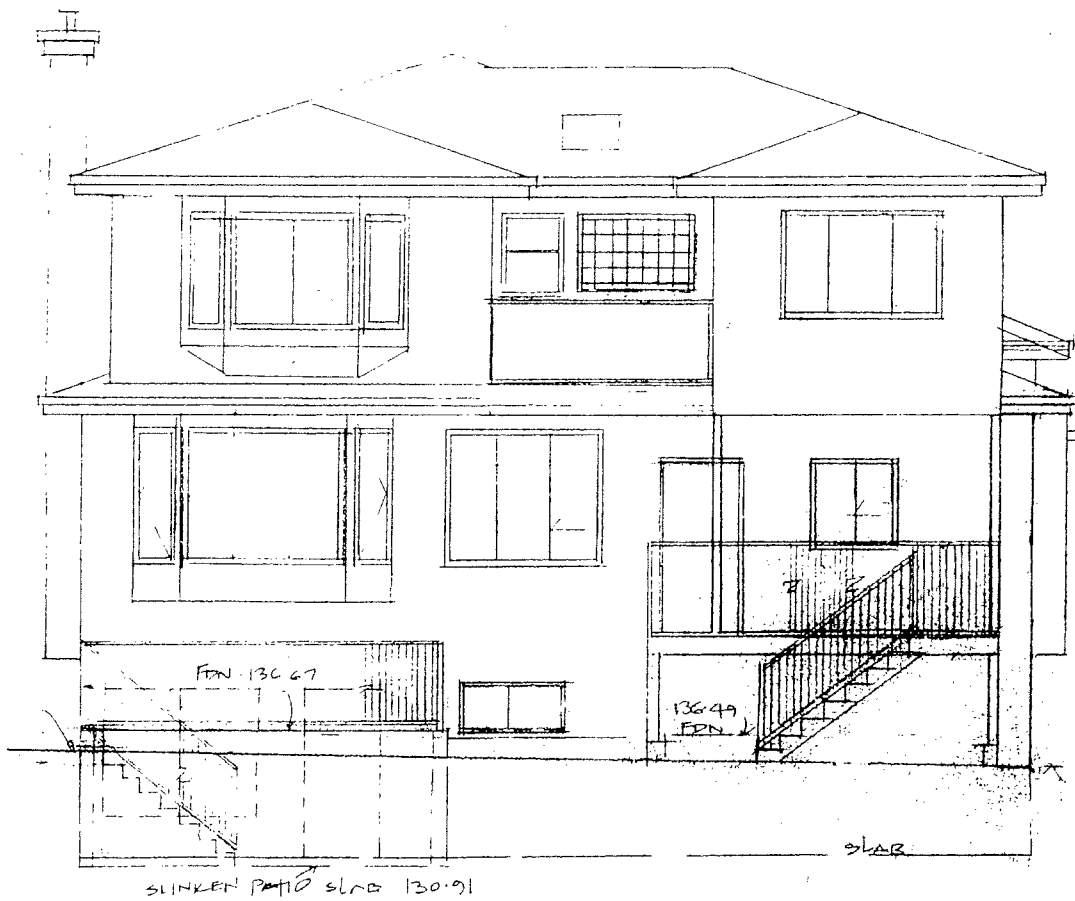


Building Permit Applications:
 7995 Suncrest Drive
 3727 Clinton Street

PROPOSED SINGLE FAMILY DWELLING
7995 SUNCREST DRIVE

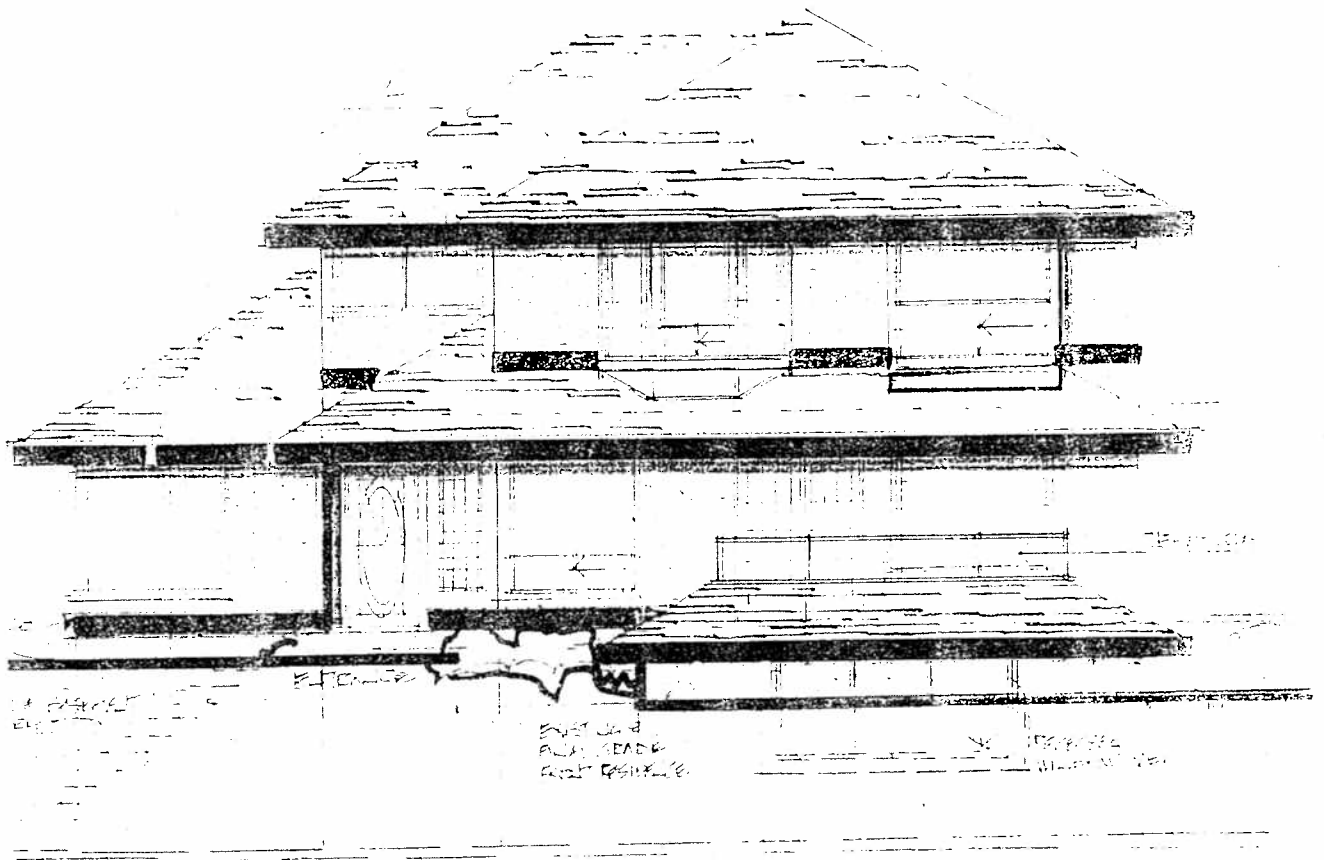


FRONT ELEVATION

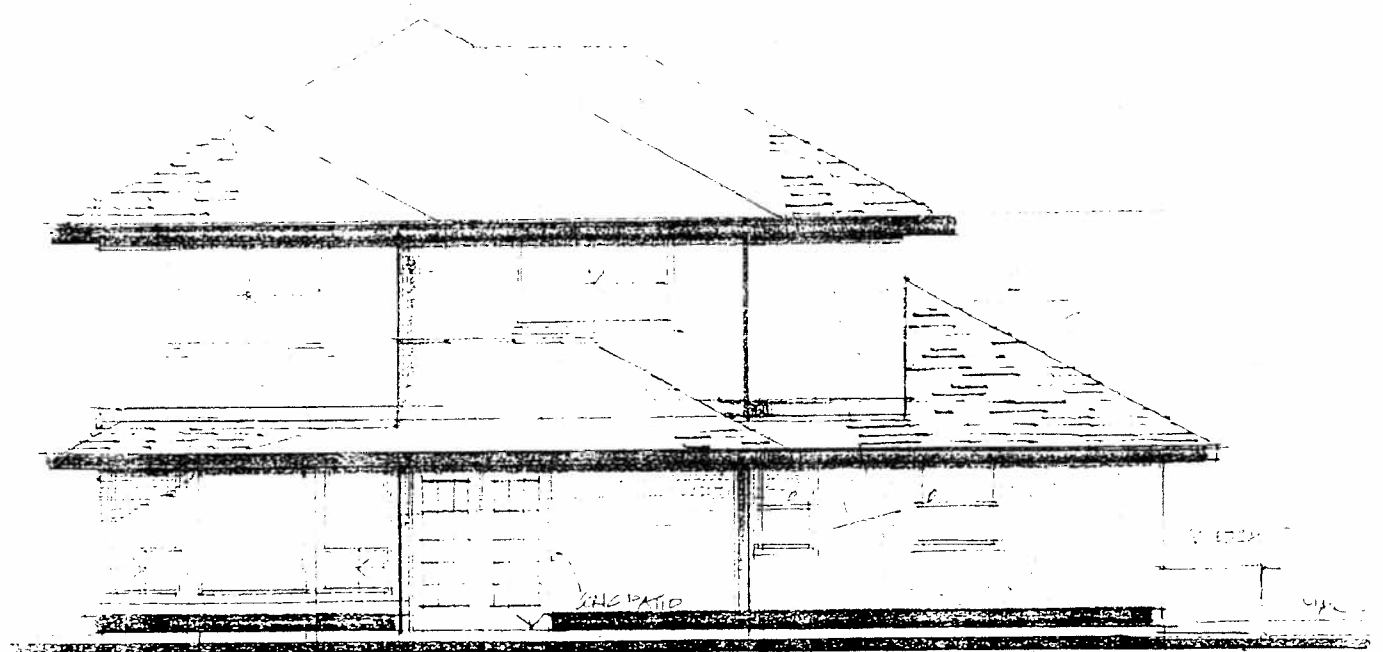


REAR ELEVATION

PROPOSED SINGLE FAMILY DWELLING
3727 CLINTON STREET



Front Elevation



Rear Elevation

