

TO: CITY MANAGER 2008 May 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #07-41
Single-Family Dwelling with Greater Gross Floor Area

ADDRESS: 7357 Ridge Drive (see attached Sketch #1)

LEGAL: Lot 89 Except: Part Subdivided by Plan 17342, D.L. 216, Group 1, NWD
Plan 10936

FROM: R2 Residential District

TO: R2 "a" Residential District

APPLICANT: Gurjit Basra
6438 Winch Street
Burnaby, BC V5B 2L6

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on
2008 June 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 June 09 and to a Public Hearing on 2008 June 24 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The granting of a Section 219 covenant that the land shall be developed only in accordance with the approved building and landscaped plans.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit additional gross floor area beyond that currently permitted under the prevailing zoning.

2.0 BACKGROUND

2.1 The property at 7357 Ridge Drive is located at the north end of the Westridge neighbourhood (see attached Sketch #1) and is currently developed with an older, moderately sized single-family dwelling. The subject site slopes down significantly towards the northwest. Single-family dwellings surround the subject site to the north, east, south and west. Vehicular access is available from Ridge Drive, which is constructed to an interim standard.

On 2007 November 26, Council received the report of the Planning & Building Department regarding the rezoning of the subject site and authorized the Department to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The applicant is proposing a new 1,020.17 m² (10,981 sq. ft.) single-family dwelling on the 1,984.97 m² (21,366 sq. ft.) irregular-shaped subject lot.

The prevailing R2 District zoning of the subject lot permits the development of a single family dwelling with a maximum gross floor area of 440 m² (4,736.3 sq. ft.). The proposed R2a District zoning, theoretically could permit the development of a single family dwelling with a maximum gross floor area ratio of 0.6, translating to a maximum gross floor area of 1,377 m² (14, 832 sq. ft.) In view of the above, rezoning of the subject lot from R2 to R2a District zoning is necessary, as the proposed total gross floor area will exceed that permitted under the prevailing R2 District zoning. Specific development plans include:

- Single-family dwelling with sloping roof, and two storey appearance from the front and three storey appearance from the rear;
- Attached double garage to the west and attached single garage to the east with front driveway access, swimming pool, hot tub and sundeck located at the rear; and

- Four bedrooms on the second floor, main living functions including one bedroom on the main floor, and recreational facilities on the cellar floor as well as a number of auxiliary rooms and facilities.

The applicant has now submitted a plan of development suitable for presentation to a public hearing.

3.2 On 1989 January 3, Council adopted design guidelines for assessing single-family development proposals in the R “a” Residential Districts. The following is an assessment of the proposed development based on these guidelines (see attached Sketch #2):

- i) *Limit the scale of the dwelling to a two-storey appearance or to the scale of the neighbouring dwellings, whichever is less.*

The front elevation (fronting Ridge Drive) of the proposed dwelling has a two storey appearance. The rear elevation of the proposed dwelling has a two storey appearance with a cellar below, and is considered to have minimal impact on the surrounding residential area. The height of the dwelling is 9.0 m (29.53 ft.) as measured from average rear elevation to the highest point of the structure, which is within the permitted height of the R2a District. It should be noted that the front face of the proposed dwelling at 7357 Ridge Drive is approximately 5.48 m (18.0 ft.) below Ridge Drive and that the subject lot steeply slopes downwards towards the north (rear) property line, such that the rear property line is approximately 14.0 m (46 ft.) below the front property at its shallowest depth. In view of the above, staff consider the proposed dwelling to be in line with the character of neighbouring properties and a reasonable response to the steeply sloping site.

- ii) *Maintain the existing pattern of front yard setbacks established along the street frontage, if the prevailing setback pattern is beyond the minimum required in the “R” District regulations.*

The front yard setback of the proposed dwelling is 7.5 m (24.61 ft.) and is consistent with the prevailing setback pattern of the area.

- iii) *Require a minimum rear yard setback of 35% of the depth of the lot and limit the depth of the dwelling to a maximum of 18.30 meters (60.0 feet).*

The lot depth of the subject lot is calculated at 51.2 m (168 ft.), given its irregular shape, such that the required minimum rear yard setback is 17.92 m (58.8 ft.). The rear yard setback of the proposed dwelling is 15.24 m (50.0 ft.) which results in a variance of 2.68 m (8.80 ft.) or 5% from the required minimum.

The proposed 15.24 m (50.0 ft.) rear yard setback is generally in-line with the rear yard setback of the neighbouring property at 7353 Ridge Drive. In view of the

above, staff consider the proposed variance to the required minimum rear yard setback as supportable.

The proposed depth of the dwelling is 27.38 m (89.83 ft.), which exceeds the maximum permitted depth of dwelling [18.30 m (60.0 ft.)] and results in a variance of 9.08 m (29.79 ft.). The proposed dwelling is configured on the lot such that it is not considered an intrusion on the neighbouring properties at 7353 and 7367 Ridge Drive. The dwelling at 7356 Braeside Drive, which abuts the rear property line of the subject lot, would also not be impacted as it is 12 m (39 ft.) below the proposed dwelling, well setback and heavily screened by trees and shrubs with an extraordinary lot depth of approximately ± 114.0 m (375.0 ft.). In view of the above, staff consider the proposed variance to the depth of dwelling as supportable.

- iv) *Encourage the side yard setbacks for the development under R "a" zoning to be doubled from that required in the pertinent "R" District zone.*

The R2 District requires a minimum side yard setback 1.5 m (4.9 ft.) for the least side yard and 3.5 m (11.5 ft.) for the sum of both side yards. Development under the R2a District zoning requires a minimum side yard setback of 3.0 m (9.8 ft.) for the least side yard and 7.0 m (23.0 ft.) for the sum of both side yards.

The proposed dwelling provides a variable setback along the west side yard, ranging from 3.32 m (10.9 ft.) to 3.0 m (9.8 ft.), as the least side yard. Along the east side yard, a variable setback ranging from 4.2 m (13.9 ft.) to 4.0 m (13.2 ft.) is provided, in which the sum of both side yards is a minimum of 7.0 m (23.0 ft.). In view of the above, the proposed dwelling meets the side yard requirements of R2a District zoning.

- v) *Encourage modeling and faceting by means such as indentations or additional setbacks, bay windows, balconies, porches and some variation in roof lines – particularly for any building face adjacent a street.*

The proposed dwelling is generally constructed with a flat roof, with gabled roof elements to accent the front elevation. The dwelling features two octagonal bayed projections with sloping roof near the west and east property lines, as well as varied setbacks along its front, side and rear yards. The dwelling also features a cantilevered balcony and sundeck located at the rear of the dwelling. In view of the above, the proposed dwelling meets this guideline.

- vi) *Eliminate large and excessive numbers of windows or active deck areas which are in close proximity to neighbouring dwellings.*

The proposed dwelling features minimal windows along the sides of its building facing the east and west property lines. Windows on the west octagonal bayed projection that face the neighbouring property at 7353 Ridge Drive have been reduced in size to minimize privacy concerns. While there are many large windows featured at the rear of the property, they do not pose significant privacy concerns because of the significant depth of the lot and steep downward slope towards the north (rear) property line, and screening provided by trees and shrubs. The active deck area at the rear of the property near the east property line also does not pose significant privacy concerns as the neighbouring dwelling at 7367 Ridge Drive is well-setback from the property line and well screened by trees and shrubs. The dwelling at 7356 Braeside Drive, which abuts the rear property line of the subject lot, would also not be impacted as it is 12 m (39 ft.) below the proposed dwelling, well setback and heavily screened by trees and shrubs.

- vii) *Encourage the preservation of as much existing landscaping and mature trees as possible and the provision of appropriate new soft landscaping while avoiding an excessively hard, urban look to the site.*

The applicant proposes to remove an existing cedar tree in the front yard and replace it with new soft landscaping. The applicant also proposed to provide soft landscaping along both its side yards, as well as to plant four new cedar trees in the rear yard near the east property line.

Overall the proposal meets the criteria of the design guidelines for assessing single family dwellings in the R “a” District.

- 3.3 The applicant owner has advised this Department that the property owner at 7367 Ridge Drive has reviewed the plans of development and supports the proposed single family dwelling. The property owner at 7353 Ridge Drive, however, has not reviewed the plans of development and does not support the proposed single family dwelling due to noise related concerns involved with a future construction project. The applicant owner has been unsuccessful at contacting the property owner at 7356 Braeside Drive in person. A letter has been sent to the property owner at 7356 regarding the development proposal; however, the applicant owner has not received a response.

The applicant owner has been provided a copy of the Burnaby Noise or Abatement Bylaw and is aware that all future construction and use of the overall operation shall comply with the requirements of this Bylaw.

- 3.4 The owner will be required to enter into a Section 219 Covenant restricting the development of the property to that presented at the Public Hearing.

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference ##07-41
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4.0 DEVELOPMENT PROPOSAL

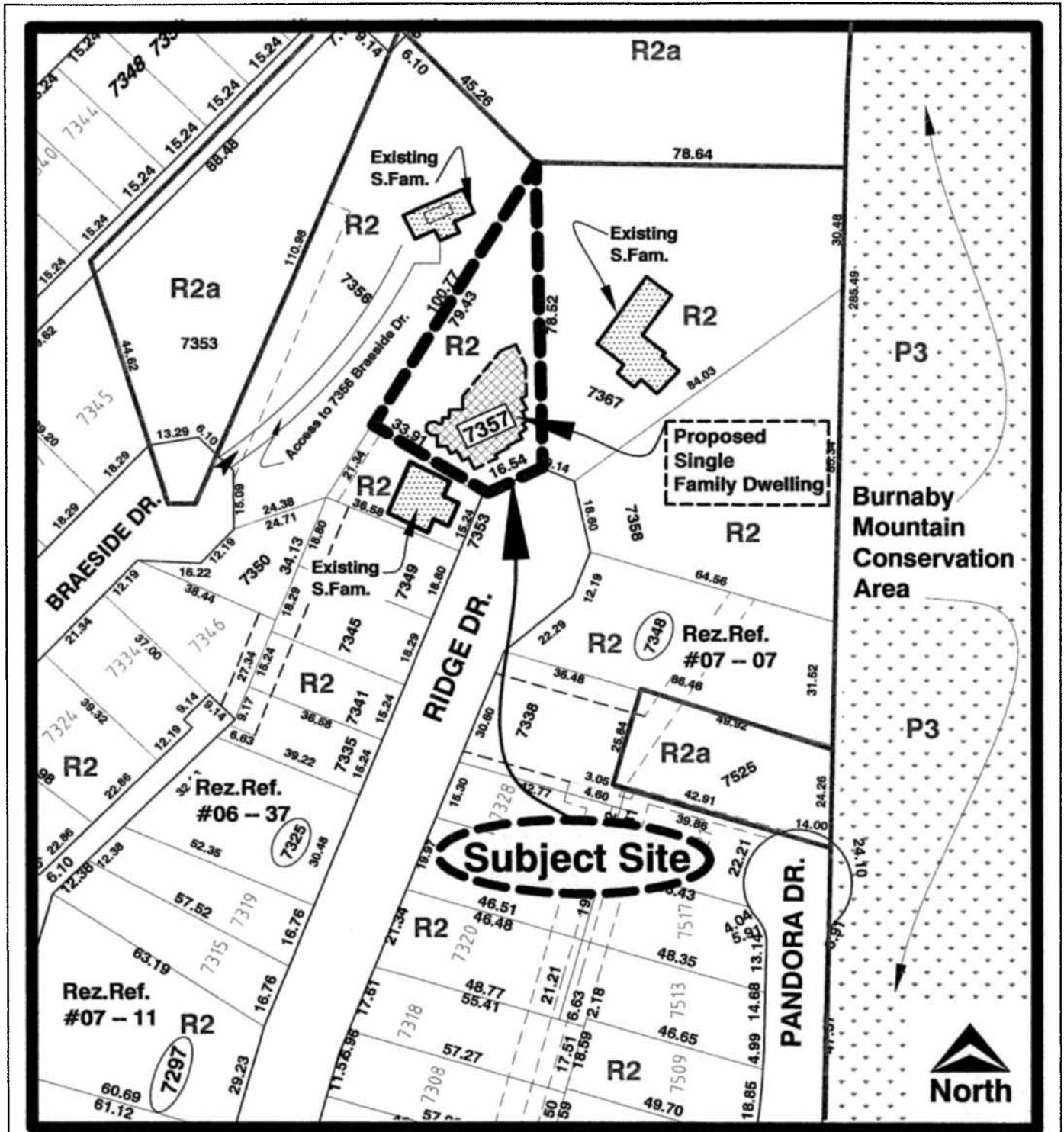
4.1	Site Area	-	1,985 m ² (21,366 sq. ft.)
4.2	Lot Coverage		
	Permitted	-	40%
	Proposed	-	26%
4.3	Building Height	-	2 storeys at front; 2 storeys with cellar at rear
4.4	Floor Area Ratio		
	Permitted (based on 98.5' average width)	-	0.60 FAR
	Proposed	-	0.47 FAR
4.5	Gross Floor Area		
	Permitted	-	1,190.98 m ² (12,819.60 sq. ft.)
	Proposed	-	936.18 m ² (10,077.00 sq. ft.)
4.6	Above Grade Floor Area		
	Permitted	-	793.99 m ² (8,546.4 sq. ft.)
	Proposed	-	633.60 m ² (6,820 sq. ft.)


B. Luksun
Director Planning and Building

ZM:gk
Attach

cc Chief Building Inspector
City Clerk
City Solicitor
Director Engineering

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Planning and Building Department

Scale: 1 = 1500

Drawn By: J.P.C.

Date: April 2008

REZONING REFERENCE # 07 -- 41
7357 Ridge Drive

Sketch # 1