



Item
Meeting2013 June 24

COUNCIL REPORT

TO: CITY MANAGER 2013 June 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 13-15**
Proposed addition to a heritage home
X. Reference Rezoning #04-15

ADDRESS: Portion of 3555 Douglas Road (see *attached* Sketch#1)

LEGAL: Lot A, DL 74, Group 1, NWD Plan BCP15476

FROM: R3a Residential District

TO: Amended R3a Residential District

APPLICANT: Pietro Ferronato and Lisa Renzullo
3555 Douglas Road
Burnaby, BC V5G 3P3

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2013 July 23.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2013 July 8 and to a Public Hearing on 2013 July 23 at 7:00 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 amendment of the existing Section 219 covenant requiring the land to be developed in accordance with the approved building and landscape plans.
 - c) The approval of the required Heritage Alteration Permit.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 92.81 m² (999 ft²) addition to the rear of the Cunningham House, a single family residence that is designated as a City heritage building. The property is located in the R3a Residential District, and is subject to a

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Section 219 covenant restricting development to that shown on the approved development plans. Amendment of the Section 219 covenant requires approval through the rezoning process.

2.0 BACKGROUND

The subject site is located on the west side of Douglas Road, between Hardwick Street and Laurel Street, and is occupied by the Cunningham House, an approximately 464.8 m² (5,003 ft²) single-family dwelling that was constructed in 1923. The dwelling is designated as a heritage building. Single family dwellings of varying age and condition are located immediately to the north and south of the subject site, as well as to the west across Hardy Court. To the east across Douglas Road are older single family dwellings, beyond which is the City's Laurel Street Public Works Yard.

In 1995, the property at 3555 Douglas Road was subdivided into three lots (Subdivision Reference #68/95). This subdivision created the subject site and two smaller lots to the immediate south, both of which were redeveloped with single family residences. In connection with this subdivision, the Cunningham House was designated as a heritage building in 1996 (Heritage Designation Bylaw No. 10470). Under Section 972 of the *Local Government Act*, a Heritage Alteration Permit is required for any alterations or structural changes to a protected heritage building.

On 2005 February 07, the subject portion of the property was rezoned from R3 Residential District to R3a Residential District in order to allow for the addition of a master bedroom and family room to the residence (Rezoning Reference #04/15). The remainder of the property retained the underlying R3 District zoning. The approved additions increased the area of the residence from approximately 381 m² (4,103 ft²) to approximately 464.8 m² (5,003 ft²). A Section 219 Covenant was registered on the site to ensure that it would only be developed in accordance with the approved development plan. Any changes to the approved development plan require an amendment to this covenant.

In 2007 January, the Planning and Building Department reviewed a Preliminary Guide Plan for Subdivision that would support subdivision of the western portion of the subject property into two lots facing west onto Hardy Court. A newly constructed rear lane would separate the two new lots from the portion of the subject site that contains the Cunningham House and is the subject of this rezoning application. In order to preserve the potential for future subdivision, the plan for the proposed addition utilizes the eastern boundary of the proposed subdivision area as the effective rear lot line of the subject property.

On 2013 May 27, Council received the report of the Planning and Building Department concerning the proposed rezoning of the subject site and authorized the Department to work with the applicant in the preparation of 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.

On 2013 June 10, Council adopted the recommendation of the Community Heritage Commission to approve the issuance of a Heritage Alteration Permit for the proposed additions, subject to the approval of this rezoning application.

3.0 GENERAL COMMENTS

3.1 The applicant proposes to amend the existing R3a District zoning to permit construction of a 92.81 m² (999 ft²) addition to the rear of the residence. The proposed addition would enlarge the existing kitchen on the main floor by 31.77 m² (342 ft²), provide for an additional 29.26 m² (315 ft²) of bedroom area on the upper floor, and allow for 31.77 m² (342 ft²) of additional storage space in the cellar.

3.2 The residence is designed in the Arts and Crafts style, with rough cast stucco, Tudor-inspired gable decoration and large eave brackets. The form, massing, scale, and roof lines of the proposed addition are in keeping with this style, as are the proposed materials, craftsmanship, and finish.

3.3 The R3a District provides for a maximum FAR of 0.60 on lots, such as the subject site, that have a minimum width of 22.5 m. Applied to the subject lot, the 0.60 ratio permits a maximum of 1,095.7 m² (11,794 ft²) of floor area. The proposed total floor area, including the proposed additions, is 557.6 m² (6,002 ft²).

3.4 On 1989 January 03, 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:

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

The proposed addition maintains the height and two-storey appearance of the existing residence.

- 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 proposed addition is located to the rear of the existing residence and has no impact on the front yard setback.

- 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 existing rear yard setback is approximately 52.57 m (172.46 ft) to the rear property line, and 10.51 m (34.49 ft) to the eastern line of the Preliminary Guide Plan for Subdivision that was prepared for the western portion of the subject property in 2007. (As noted above, the plan for the proposed addition utilizes the eastern boundary of this guide plan as the rear lot line in order to preserve the potential to pursue this subdivision.) The proposed addition reduces the existing rear setback by

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approximately 3.0 m (9.83 ft), resulting in a proposed setback of 49.57 m (162.63 ft) to the rear lot line (52 % of the lot depth) and 7.51 m (24.66 ft) to the potential subdivision boundary line (14% of the lot depth should the subdivision occur). The proposed addition increases the depth of the residence from 11.53 m (37.83 ft) to 14.53 m (47.66 ft). As such, the proposed building depth and rear yard setback to the existing property line are consistent with this guideline.

The proposed rear setback to the potential subdivision boundary line is significantly less than 35% of the lot depth of the subject site, should it be subdivided, and thus falls short of the recommended distance; however, the subdivision guide plan provides a 6.1 m (20 ft) wide rear lane between the subject property and the proposed new lots. If this distance is added to the proposed 7.51 m (24.66 ft) rear setback, the separation between the proposed addition and the adjacent lots to the west would be 13.61 m (44.66 ft), or 25% of the lot depth. It is also noted that the location of the residence is fixed due to its heritage designation, and the depth of the proposed addition is modest.

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

The proposed addition is to the central portion of the residence and has no impact on existing side setbacks, all of which exceed the recommended setback requirements provided in the guidelines.

- 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 addition is a two storey gabled extension with second storey shed roof dormers. The proposed gable ridge is approximately 0.38 m (1.25 ft) below the central ridge of the residence, and the proposed dormers extend below the gable ridge at a 3:12 slope. The proposed addition thus adds further variation to the already varied roof lines of the residence. In addition, the proposed main floor addition includes a 1.22 m (4.0 ft) deep, 3.5 m (11.5 ft) wide entry porch. As such, the proposed design meets the intent of this guideline.

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

The proposed addition contains a moderate number of windows and a small entry porch, and is located approximately 25 m (82 ft) from the nearest residence. Potential impacts of the proposed addition on the neighbouring residence are therefore minimal.

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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 proposed addition results in the removal of only a small area of pavement and does not affect the extensive landscaping or protected trees on the site.

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

- 3.5 The existing vehicle access from Douglas Road will not be affected by the proposed development.
- 3.6 Required servicing for the subject site has been provided under Rezoning Reference #04-15. No further off-site services are required for the proposed addition.
- 3.7 The owner will be required to amend the Section 219 Covenant to restrict the development of the property to that presented at the Public Hearing.
- 3.8 The owner will be required to obtain a Heritage Alteration Permit for the proposed development. (A Heritage Alteration Permit is being processed concurrently with this rezoning application.)

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area (subject to detailed survey) - 1,826 m² (19,657 ft²)
 Please note that the site area includes only the portion of the lot within the R3a District.
- 4.2 Lot Coverage

Permitted	40.0%	-	730.5 m ² (7,863 ft ²)
Existing	12.2 %	-	222.8 m ² (2,398 ft ²)
Proposed	13.7 %	-	249.4 m ² (2,684 ft ²)
- 4.3 Floor Area Ratio

Permitted	-	0.60 FAR
Existing	-	0.25 FAR
Proposed	-	0.31 FAR
- 4.4 Gross Floor Area

Permitted	-	1,095.7 m ² (11,794 ft ²)
Existing	-	464.8 m ² (5,003 ft ²)
Proposed	-	557.6 m ² (6,002 ft ²)

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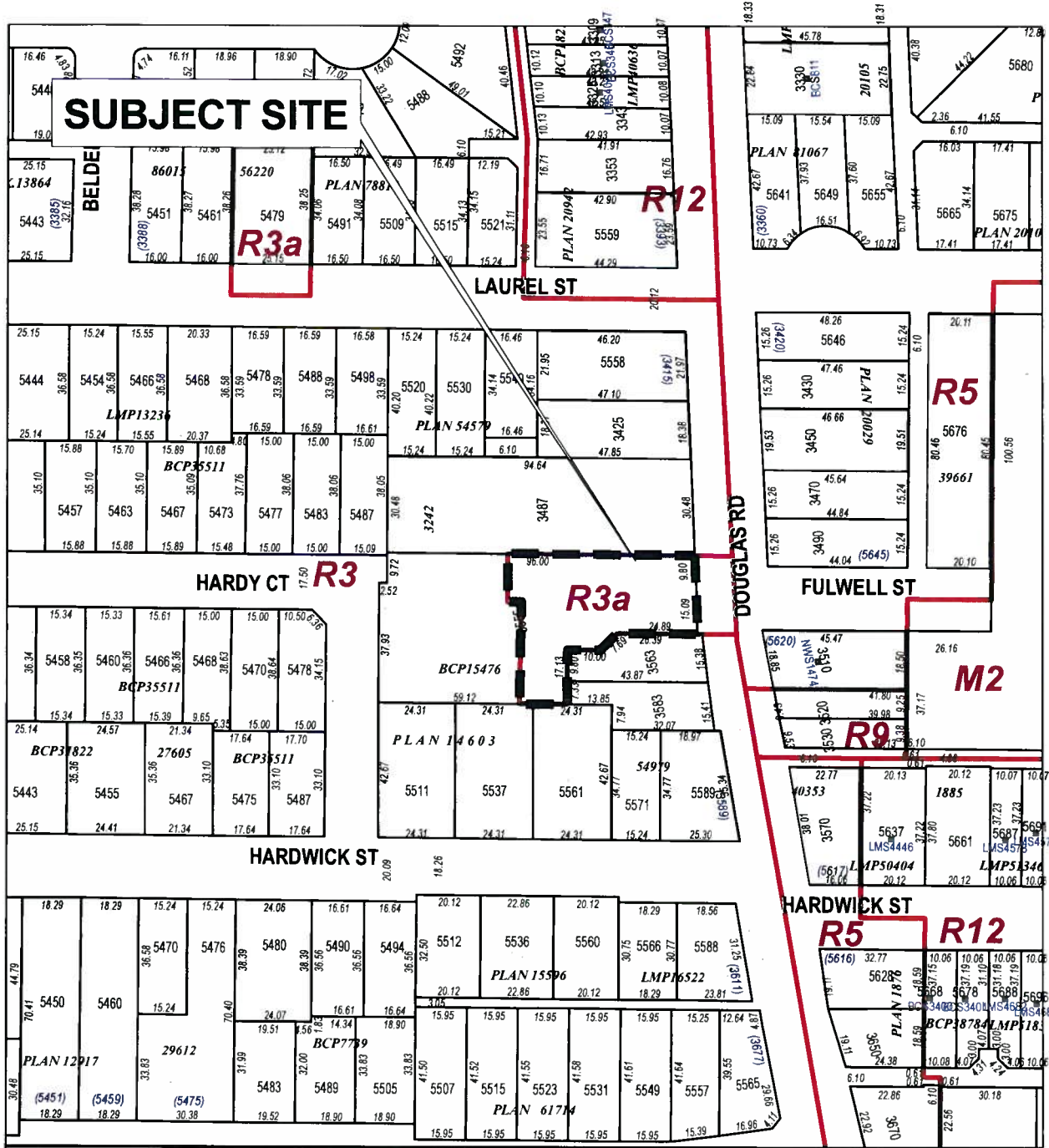
- 4.5 Above Grade Floor Area
 - Permitted - 730.5 m² (7,863 ft²)
 - Existing - 306.8 m² (3,302 ft²)
 - Proposed - 367.8 m² (3,959 ft²)

- 4.6 Building Height (existing and proposed)
 - 2 storeys
 - 8.3 m (27.5 ft)


Lou Pelletier, Director
PLANNING AND BUILDING

LF:spf
Attachment

cc: Acting Director Engineering
City Solicitor
Acting City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
May 10 2013

SCALE:
1:2,000

DRAWN BY:
AY

REZONING REFERENCE #13-15
3555 DOUGLAS ROAD

Subject Site

Sketch #1