

TO: CITY MANAGER 2015 January 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 14-13**
Proposed addition to a single family residence

ADDRESS: 7284 Braeside Drive (see *attached* Sketch#1)

LEGAL: Lot 63, D.L. 216, Group 1, NWD Plan 10936

FROM: R2 Residential District

TO: R2a Residential District

APPLICANT: Raffaele & Associates
4701 Hastings Street
Vancouver, BC V5C 2K8
(Attention: Raffaele Funaro)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 February 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 February 02 and to a Public Hearing on 2015 February 24 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 registration of a Section 219 covenant requiring the land to be developed in accordance with the approved building and landscape plans.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit expansion of the gross floor area of an existing single family dwelling beyond that currently permitted under the prevailing zoning.

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2.0 BACKGROUND

- 2.1 The subject site is located in a single family residential neighbourhood in the R2 Residential District. The Official Community Plan designates the subject site and surrounding area for Single Family Suburban use. Adjacent residences are generally larger two storey dwellings with basements or cellars, similar to the subject residence. Four other R2a District lots are located within a 200 m radius of the subject site.
- 2.2 A previous application to rezone the subject property to the R2a District was submitted on 2005 May 31 (REZ #05-28). On 2005 July 25, Council authorized the Planning and Building Department to work with the applicant on a suitable plan of development. The application was subsequently withdrawn and the property was sold.
- 2.3 In 2013, the subject property was redeveloped with a 437.05 m² (4,704.34 ft²) two storey single family dwelling with cellar, attached garage, outdoor pool and patio area, and vehicular access from Braeside Drive.
- 2.4 On 2014 June 09, 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.
- 2.5 Upon review of revised plans dated 2014 July 17, in addition to other proposed renovations, it was determined that a rear fence and a pool room had been constructed inconsistent with the fence height, setback and gross floor area provisions of the Zoning Bylaw. Specifically, a 12 ft. high fence had been constructed along the north side property line, rear of the front yard, where a maximum height of 5.91 feet is permitted under Section 6.14(5)(b) of the Zoning Bylaw. On 2014 December 04, the Board of Variance granted the appeal for relaxation of Section 6.14(5)(b) to permit this fence to remain.
- An appeal to permit the proposed pool room, however, could not be received by the Board of Variance because it exceeds the gross floor area permitted in the R2 District. In addition, the pool room is located within the required 1.2 m (3.94 ft.) setback from the adjacent lane required by Section 6.6(1)(b). If Council adopts the proposed rezoning of the property to the R2a District, sufficient gross floor area will be available to permit the pool room. Board of Variance approval of the necessary setback relaxation will still be required.
- 2.6 Subject to the above consideration, the applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

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3.0 GENERAL COMMENTS

- 3.1 The applicant proposes to rezone the subject property to the R2a District to allow for the construction of an additional 118.6 m² (1,276.55 ft²) of floor area on the cellar level, within the footprint of the existing residence; an approximately 23.55 m² (253.5 ft²) as-built pool room in the rear yard, and an approximately 11.7 m² (126 ft²) extension to an existing ground level covered deck at the rear of the residence. The total proposed gross floor area is 6,266 square feet. The proposed new cellar floor area would include a recreation room, exercise room, three-piece washroom, storage areas and wine cellar. No exterior changes are proposed on the cellar level, except for the addition of an entrance to the proposed wine cellar, which would be located on the south elevation, adjacent to the existing driveway and attached garage.
- 3.2 Under the prevailing R2 District, each lot shall have an area of not less than 668.88 m² (7,200 ft²) and a width of not less than 18.28 m (60 ft.). Under the R2a District, each lot shall have an area of not less than 1,000 m² (10,764.2 ft²) and a width of not less than 25.5 m (83.7 ft.). The subject property has a lot area of approximately 1,025 m² (11,034 ft²) and an average width of 27.61 m (90.58 ft.), and therefore meets the minimum lot area and width requirements of the R2a District.
- 3.3 With regard to development density, the R2 District permits a maximum gross floor area on the subject site of the lesser of 0.60 floor area ratio (FAR) or 440 m² (4,736.3 ft²). The proposed R2a District provides for a maximum FAR of 0.60 on lots, such as the subject site, that have a minimum width of 27.5 m. If applied to the subject lot the 0.60 ratio would permit a maximum gross floor area of 615 m² (6,620.4 ft²) subject to legal survey.
- 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 development is consistent with the scale of neighbouring residences, which are mostly two storey homes with basements or cellars. It also maintains the two-storey appearance of the existing residence, as the proposed improvements are located below grade (with the exception of the entrance to the wine cellar) within the existing footprint.
 - 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.*

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The proposed development maintains the existing 9.3 m (30.6 ft.) front yard setback, which is consistent with (and in some cases exceeds) the front yard setbacks on neighbouring properties.

- 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 proposed development maintains the existing 14.35 m (47.07 ft.) rear yard setback which constitutes 37.6% of the lot depth. In addition, the depth of the proposed addition is 14.05 m (46.08 ft.), which is well within the recommended maximum depth.

- 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 proposed development maintains the existing side yard setbacks, which slightly exceeds the minimum required side yard setbacks in the R2 District. The R2 District requires a minimum setback of 1.5 m (4.9 ft.) on each side, with a sum of side yard setbacks totaling at least 3.5 m (11.5 ft.). The sum of the side yard setbacks on the subject site is 3.62 m (11.88 ft.). In this case, given the location of one of the side yards adjacent to Bayview Drive, and the similar side yard widths on neighbouring properties, no increase in the existing side yard setbacks is warranted. The proposed pool room is located within the required 1.2 m (3.94 ft.) setback from the adjacent lane; staff considers the impacts to be minimal and recommends that the impacts of this proposal be considered through the Board of Variance process.

- 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 to a street.*

The proposed cellar addition reflects the design of the existing residence, which includes significant faceting and articulation. No exterior changes to the cellar level are proposed, with the exception of the addition of an entrance door to the proposed wine cellar, adjacent to the existing driveway and attached garage.

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

The proposed cellar development is located below grade and includes no windows or deck areas. The proposed 11.7 m² (126 ft²) ground level deck extension would result in an approximately 23.4 m² (252 ft²) deck area located approximately 3.55

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m (11.65 ft.) from the south property line. As this area is fenced and is currently used as an open pool deck, the proposed covered deck extension is not expected to increase impacts on the neighbouring property to the south.

- 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 development involves no changes to existing landscaping.

Overall, the proposed development is consistent with the guidelines for assessing single family dwellings in the R2a District. While the proposal does add significant floor area, the resulting residence would be consistent with the use provisions of the R2 District and the density permitted on lots of this size and width in the R2a District.

- 3.5 The Director Engineering has advised that no servicing is required in relation to this rezoning application.
- 3.6 The owner will be required to register a Section 219 Covenant to restrict the development of the property to that presented at the Public Hearing.
- 3.7 The Planning Department has been advised that the owner has approached the residents in the neighbourhood regarding the proposed rezoning of the subject property, and has received no opposition to the proposed development.
- 3.8 The siting approval of the proposed pool room is subject to a successful appeal to the Board of Variance following Final Adoption of the proposed rezoning bylaw, which serves to provide the necessary density for the overall proposal.
- 3.9 Submission of a legal survey verifying lot area is required.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area (subject to detailed survey) - 1,025 m² (11,034 ft²)
- 4.2 Lot Coverage
 - Permitted 40.0% - 410.03.5 m² (4,413.6 ft²)
 - Existing 27.2 % - 279.1 m² (3,004.1 ft²)
 - Proposed 29.5 % - 302.6 m² (3,257.6 ft²)

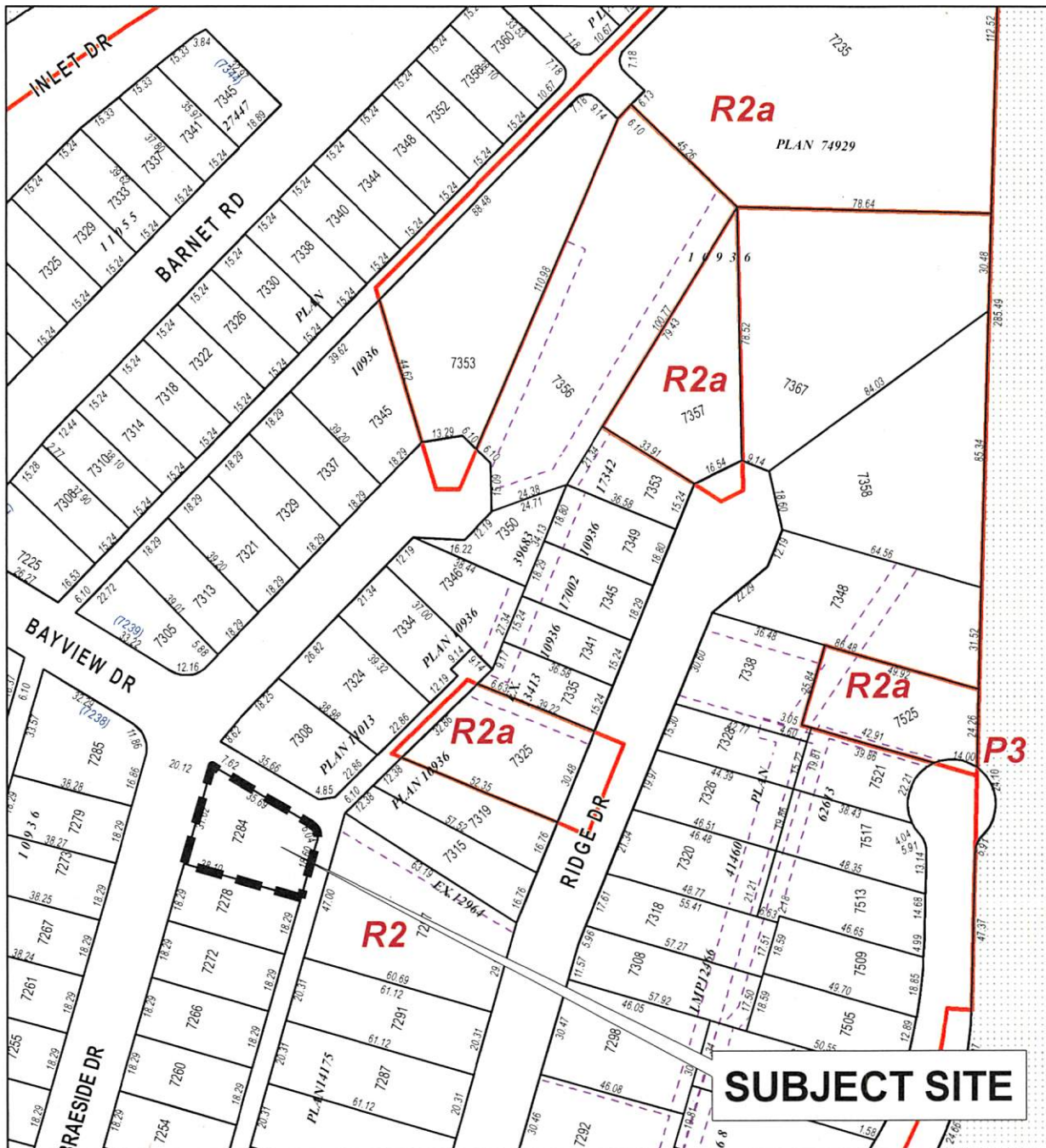
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4.3	<u>Floor Area Ratio</u>	
	Permitted	- 0.60 FAR
	Existing	- 0.43 FAR
	Proposed	- 0.57 FAR
4.4	<u>Gross Floor Area</u>	
	Permitted	- 615 m ² (6,620 ft ²)
	Existing	- 440 m ² (4,736 ft ²)
	Proposed	- 582.13 m ² (6,266 ft ²)
4.5	<u>Above Grade Floor Area</u>	
	Permitted	- 409.16 m ² (4,404.19 ft ²)
	Existing and Proposed	- 409.16 m ² (4,404.19 ft ²)
4.6	<u>Building Height</u> (existing and proposed)	
		- 2 storeys
		- 9.0 m (29.5 ft)


Lou Pelletier, Director
PLANNING AND BUILDING

LF:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT




DATE:
MAY 26 2014

SCALE:
1:2,000

DRAWN BY:
AY

REZONING REFERENCE #14-13
7284 BRAESIDE DRIVE

 Subject Site

Sketch #1