

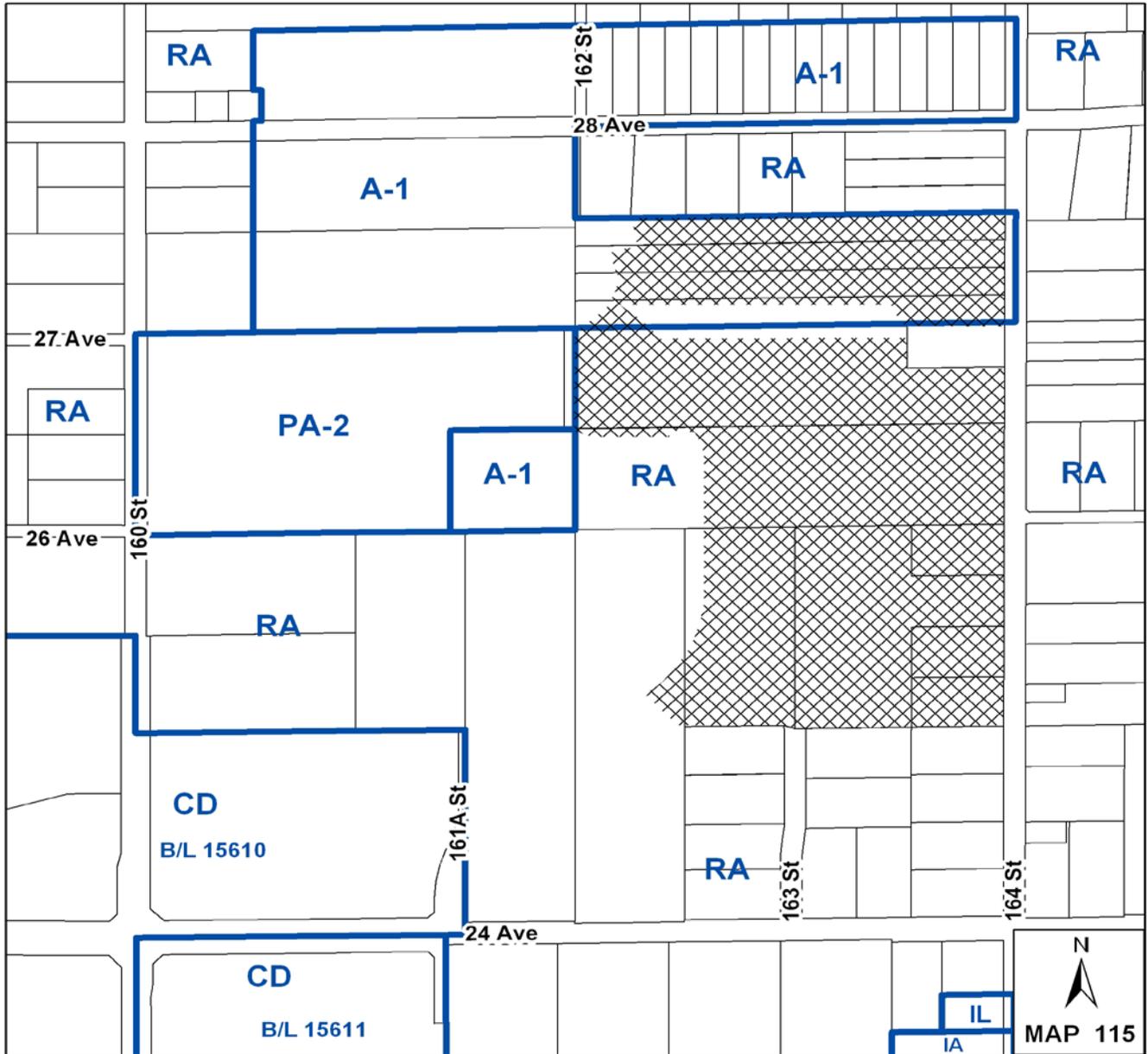
Proposal: Development Variance Permit to vary requirements for second storey floor area reduction and setbacks for 234 small lots in the RF-12 Zone.

Recommendation: Approval to Proceed

Location: 16400 Block of 28 Ave **Zoning:** RA and A-1

OCP Designation: Suburban

NCP Designation: Single Family **Owner:** 0715460 B.C. Ltd.



PROJECT TIMELINE

Completed Application Submission Date: May 1, 2006
Planning Report Date: July 10, 2006

PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations of the RF-12 Zone subject to compliance with specific design guidelines, use of specific materials, and requirements as attached to the DVP:
 - permit the required second floor area reduction (i.e. 80%) to be accomplished from the rear of the dwelling (in addition to the normally permitted front or side);
 - permit 0.35 metre (1.0 ft.) by 0.35 metre (1.0 ft.) encroachments to allow extensions of the front stone or brick wall into the side yard and to exceed the 50% width of the dwelling for the purpose architectural detailing only in association with a front porch or veranda entry feature, including landscaping, that forms an integral part of the front of the dwelling; and
 - permit the reduced setbacks to the front yard permitted in the RF-12 Zone for 50% of the dwelling front (4m/13 ft. for the dwelling, and 2 m/6.5 ft. to a veranda) to exceed the 50% width of the dwelling only for an alternative house type where a tandem parking arrangement with a single-car garage is proposed and where a front porch or veranda entry feature is provided, including landscaping, that forms an integral part of the front of the dwelling as per the attached guidelines

in order to enhance architectural detailing, improve the quality of the streetscape, and permit the development of a variety of housing characters in the Morgan Heights area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7905-0126-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) permit the required second floor area reduction (i.e. 80%) to be accomplished from the rear of the dwelling (in addition to the normally permitted front or side);
 - (b) permit 0.35 metre (1.0 ft.) by 0.35 metre (1.0 ft.) encroachments to allow extensions of the front stone or brick wall into the side yard and to exceed the 50% width of the dwelling for the purpose architectural detailing only in association with a front porch or veranda entry feature, including landscaping, that forms an integral part of the front of the dwelling; and

- (c) permit the reduced setbacks to the front yard permitted in the RF-12 Zone for 50% of the dwelling front (4m/13 ft. for the dwelling, and 2 m/6.5 ft. to a veranda) to exceed the 50% width of the dwelling only for an alternative house type where a tandem parking arrangement with a single-car garage is proposed and where a front porch or veranda entry feature is provided, including landscaping, that forms an integral part of the front of the dwelling as per the attached guidelines.

REFERRALS

Engineering: The Engineering Department has no concerns with the proposed DVP. All of the engineering servicing requirements are being addressed as part of the completion of Rezoning Project No. 7905-0126-00.

SITE CHARACTERISTICS

- **Existing Land Use** Large single family lots with single family homes and vacant land. Currently under Development Application No. 7905-0126-00 and at Third Reading.
- **Significant Site Attributes** Some significant trees and water courses.
- **East:** Across 164 Street, single family dwellings on large lots, zoned RA, designated Suburban and Urban in the Grandview Heights General Land Use Plan.
- **South:** Across 24 Avenue, single family dwellings on large lots and a future commercial centre, zoned RA and designated Multiple Residential and Urban Residential in the Grandview Heights General Land Use Plan.
- **West:** Across 160 Street, single family homes on large lots and future commercial and multiple residential, zoned RA/CD, designated Medium/Medium High Morgan Heights NCP.
- **North:** Across 28 Avenue, single family home, zoned RA, A-1, designated Suburban in the North Grandview Heights NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Suburban. The site is being redesignated to Urban under Development Application No. 7905-0126-00, which is presently at Third Reading, as per the Morgan Heights Neighbourhood Concept Plan (NCP).

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- Development Application No. 7905-0126-00, which involves an OCP Amendment, Rezoning and Development Permit received Third Reading on November 28, 2005. This development application involves rezoning from RA and A-1 to RF, RF-12, RM-30 and CD in order to create approximately 340 single family lots and 550 townhouse units. The applicant is presently finalizing the requirements associated with this project.
- Development Variance Permit No. 7905-0126-00 is proposed to apply to the RF-12 Zoned portion of the development site only, which comprises approximately 234 lots. (Appendix III). These lots range from 320 m² (3,445 sq.ft.) to 500 m² (5,382 sq.ft.).
- The purpose of the DVP is to allow additional flexibility for achieving a reduced upper-storey massing (80%), while ensuring creation of varied design features at the front elevation of the house, improved quality and exterior materials and finishes, a more aesthetically appealing streetscape, reduced dominance of garage doors, and an enhanced front entry feature. Such design features include the prominence of the architectural detailing at the front elevation, the prominence of the front entry, ensuring the garage is recessed behind the front door and other important details that may encroach into the required setbacks.
- The DVP also proposes to accommodate an alternate house type with a tandem parking arrangement and a single-car garage. This house type attempts to provide flexibility to address pie-shaped, cul-de-sac lots, and will reduce the dominance of the garage door on the streetscape.
- Detailed typical illustrations and sample elevations demonstrating these design features that form part of proposed Development Variance Permit No. 7905-0126-00 are provided in Appendix IV. Some of the key requirements and mandatory criteria that must be met in order to enable the proposed variances to be utilized are as follows:
 - Garage door shall be located no closer than 6 m (20 feet) from the front property line in all cases, and shall have a wood overlay;
 - A front-door entry feature shall be provided and shall employ only natural stone or brick materials only;
 - Hardi-board is to be used as the principal exterior treatment, with either stone, cedar wood shingles or brick accents; the use of vinyl is not permitted;
 - Roofing material to be cedar or high-quality duroid only (40-year, variegated high profile with pre-formed ridge caps), with a layered wood/metal or stone cap;
 - Minimum permitted 6:12 roof pitch; and
 - Natural stone or brick entry feature treatment with a low, bordering raised wall and landscaping.
- The proposed Building Design Guidelines associated with these lots are presently being finalized as part of the completion of outstanding requirements for Rezoning Project No. 7905-0126-00. The Design Guidelines are consistent with the prescribed form, character, and materials identified in the guidelines attached to the DVP, independent of the proposed variances. All approved building permits will be subject to review by the approved Design Consultant as well as the City and must satisfy the conditions outlined in the text of the Development Variance Permit as well as the attached drawings.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- Section D 2.(b)ii of the RF-12 Zone requires that the second storey shall not exceed 80% of the floor area of the first storey and shall be accomplished by an offset at the second storey from either the front or side walls. This Development Variance Permit proposes to allow the offset to be accomplished from either the front, side or rear walls in order to allow for greater detailing at the front elevation

Applicant's Comments:

- The requirement impedes the creation of new house designs, which may achieve a more aesthetic massing. The applicant would like to ensure that variety in scale and massing are maintained but with greater flexibility in terms of how this is achieved.

Staff Comments:

- The proposal will not increase the permitted floor area, rather only enable more flexibility in the reduced upper-storey massing.
- The proposal will apply to the RF-12 lots only.
- The applicant proposes a wide range of positive improvements to the massing, street presentation, mandatory entry treatment, permitted exterior materials, and recessing of the garage to ensure the overall presentation exceeds the typical quality, and will not impact the streetscape or livability of the lots (Appendix IV). These improvements will compensate for the enhanced massing flexibility.
- The proposal is consistent with the quality of buildings proposed under the Building Design Guidelines being completed for the project.

(b) Requested Variance:

- Allow 0.35 metre (1.0 ft.) by 0.35 metre (1.0 ft.) encroachments to allow extensions of the front stone or brick wall into the side yard and to exceed the 50% width of the dwelling for the purpose architectural detailing only in association with a front porch or veranda entry feature, including landscaping, that forms an integral part of the front of the dwelling

Applicant's Comments:

- The extension of the front walls is intended for architectural detailing and the enhancement of the front façade.
- The extensions will magnify the principal entry of the dwelling, minimize the garage, and enable the necessary corner returns for the brick and natural stone materials. Features, such as gutters, can also to be hidden behind the wall extension elevation, to achieve a cleaner look.

Staff Comments:

- The wall extensions are a positive means to achieve a more prominent building façade, and to minimize the exposure of the garage doors.
- The garage setback will remain at 6 m (20 ft.) and will not be a prominent feature in the design of the house.
- Detailed front elevation treatments are proposed that include verandas, trellises, architectural walls and detailing materials, including the use of natural stone and brick only for the entry feature.

(c) Requested Variance:

- Allow the reduced setbacks to the front yard permitted in the RF-12 Zone to exceed the 50% width of the dwelling only for an alternative house type where a tandem parking arrangement with a single-car garage is proposed and where a front porch or veranda entry feature is provided, including landscaping, that forms an integral part of the front of the dwelling as per the attached guidelines.

Applicant's Comments:

- The applicant is seeking to minimize the impact of the garage in order to achieve the desired front massing and streetscape. The inclusion of a single-car garage door house type (one garage door with a tandem arrangement) will provide flexibility for specific lots, such as pie-shaped, cul-de-sac lots, which are more difficult to design with a traditional side-by-side garage.
- This alternative house type will have a dominant front presentation, with minimal exposure of the garage door, and will result in more flexible house layout and floor plans.

Staff Comments:

- The single-car garage setback will remain at 6 m (20 ft.) and will not be a prominent feature in the design of the house.
- The proposal will substantially minimize the impact of the garage, which is a positive feature.
- The front-entry feature and associated landscaping can expand where the second garage door was previously located, to enhance the street character.
- The specific guidelines respecting front-entry treatment, façade and permitted external materials, and other design criteria would still apply to this alternate house type.
- A Section 219 Restrictive Covenant will be registered on all lots affected by this DVP as part of the large-block subdivision being completed to ensure that future owners of any single-car garage house-type do not enclose the internal parking stall as living space.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners
- Appendix II. Contour Map
- Appendix III. RF-12 Blocks and Subdivision Concept Plan
- Appendix IV. Development Variance Permit No 7905-0126-00

How Yin Leung
Acting General Manager
Planning and Development

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- (e) Civic Address: 2511 - 164 Street
 Owner: 0715460 B.C. Ltd.
Director Information:
 Alan Baumann
 Richard DeGroat
 Marten Van Huizen
 PID: 002-514-459
 Lot 2 Block LS 3 Section 24 Township 1 Plan 60424
- (f) Civic Address: 2735 - 164 Street
 Owner: 0715460 B.C. Ltd.
Director Information:
 Alan Baumann
 Richard DeGroat
 Marten Van Huizen
 PID: 005-258-081
 Lot 3 Section 24 Township 1 New Westminster District Plan IMP11525
- (g) Civic Address: 2745 - 164 Street
 Owner: 0715460 B.C. Ltd.
Director Information:
 Alan Baumann
 Richard DeGroat
 Marten Van Huizen
 PID: 009-546-537
 Lot 4 Section 24 Township 1 New Westminster District Plan LMP 11525
- (h) Civic Address: 2597 - 164 Street
 Owner: 0715460 B.C. Ltd.
Director Information:
 Alan Baumann
 Richard DeGroat
 Marten Van Huizen
 PID: 000-890-254
 Lot 28 Section 24 Township 1 New Westminster District Plan 61276
- (i) Civic Address: 2537 - 164 Street
 Owner: 0715460 B.C. Ltd.
Director Information:
 Alan Baumann
 Richard DeGroat
 Marten Van Huizen
 PID: 000-890-154
 Lot 28 Section 24 Township 1 New Westminster District Plan LMP61276

- (j) Civic Address: 2565 - 164 Street
 Owner: 0715460 B.C. Ltd.
Director Information:
 Alan Baumann
 Richard DeGroat
 Marten Van Huizen
 PID: 007-308-906
 Lot B Section 24 Township 1 New Westminster District Plan 74347
- (k) Civic Address: 2515 - 163 Street
 Owner: 0715460 B.C. Ltd.
Director Information:
 Alan Baumann
 Richard DeGroat
 Marten Van Huizen
 PID: 013-216-694
 East half of the West Half Legal Subdivision 3 Section 24 Township 1 New Westminster District
- (l) Civic Address: 16223 - 24 Avenue
 Owner: 0715460 B.C. Ltd.
Director Information:
 Alan Baumann
 Richard DeGroat
 Marten Van Huizen
 PID: 013-216-791
 West Half of the West Half of Legal Subdivision 3 Section 24 Township 1 New Westminster District
- (m) Civic Address: 2629 - 164 Street
 Owner: 0715460 B.C. Ltd.
Director Information:
 Alan Baumann
 Richard DeGroat
 Marten Van Huizen
 PID: 013-216-881
 South Half of the South Half Legal Subdivision 6 Section 24 Township 1 New Westminster District

3. Summary

- (a) Proceed with Public Notification for Development Variance Permit No. 7905-0126-00.

CONTOUR MAP FOR SUBJECT SITE

