



# Corporate *NO: L006*

# Report *COUNCIL DATE: November 19, 2001*

<b>REGULAR COUNCIL - LAND USE</b>			
<b>TO:</b>	<b>Mayor &amp; Council</b>	<b>DATE:</b>	<b>November 15, 2001</b>
<b>FROM:</b>	<b>General Manager, Planning &amp; Development</b>	<b>FILE:</b>	<b>7999-0141-00</b>
<b>SUBJECT:</b>	<b>Amendment to Proposed Residential Design Guidelines Related to Rezoning By-law No. 138849342 and 9362 - 162A Street</b>		

## RECOMMENDATION

The Planning & Development Department recommends that Council approve an amendment to the Residential Design Guidelines, associated with Rezoning Application No. 7999-0141-00 (By-law No. 13884) currently at Third Reading by excluding the area of the garage from the calculation of the permitted floor area.

## BACKGROUND

On September 1, 1998, Council approved Corporate Report No. R1619, which described the process for amending residential Design Guidelines (i.e. Building Schemes). For single family residential rezoning applications substantive changes to the Design Guidelines after the Public Hearing and before final adoption of the rezoning by-law are not allowed. However, minor non-controversial changes are reported to Council when final adoption of the rezoning by-law is considered. If the proposed changes are considered controversial by staff and the applicant insists on pursuing the changes, the rezoning is to be completed including by-law adoption without changes to the Design Guidelines and then a subsequent application to amend the Design Guidelines can be submitted.

The subject application involves rezoning of the site at 9342 and 9362 - 162A Street from RA and RH to RF and CD (based on the RH-G Zone) to allow subdivision into 4 urban and 3 suburban single family lots. The Public Hearing for the Rezoning By-law (No. 13884) was held on November 15, 1999. No objections to the proposed rezoning were raised at the Public Hearing and Council subsequently gave the By-law Third Reading.

The owner has recently realized the maximum house sizes prescribed in the Residential Design Guidelines are more restrictive than the surrounding lots and is concerned about the marketability of the proposed lots. The owner is proposing to amend the guidelines to be more consistent with the larger, existing homes in the area and requests that this change be approved at this stage, rather than after finalizing the rezoning by-law and

paying all the necessary fees (including the servicing agreement securities).

Staff requested that the applicant consult the neighbourhood, particularly those who reside in the vicinity of 162A and 163 Streets, south of 93 Avenue with respect to the proposed changes.

## DISCUSSION

The Residential Design Guidelines associated with the subject rezoning and subdivision application, were prepared by Ankenman and Associates. The proposed guidelines were developed following a character study of the area, which involves a visual survey of existing homes in the surrounding neighbourhood. The Design Guidelines generally define massing, building materials and street character, such that the new homes are a good "fit" with the existing homes in the immediate neighbourhood. The maximum house size prescribed in the Design Guidelines for the subject application is considered by the owner to be inconsistent with the surrounding development.

In consideration of the site's split designation in the Official Community Plan where the east half of the site is designated Suburban and the west half Urban, the proposed development has two different zones that respect the OCP designation boundary as follows:

- the west half of the site will be zoned RF with 4 single family lots fronting 162A Street; and
- the east half of the site will be zoned CD Zone (based on the RH-G Zone without open space dedication) with 3 single family lots fronting 163 Street.

### Current House Size Restrictions

The RF Zone prescribes a maximum floor area ratio (FAR) of 0.48 to a maximum house size of 330 square metres (3,550 sq.ft.) including the garage. For the 4 proposed RF-zoned lots, fronting 162A Street, the maximum house sizes permitted would range between 283 square metres (3,038 sq.ft.) and 330 square metres (3,550 sq.ft.) including the garage, depending on lot sizes. There are two homes intended to be retained; one house on proposed Lot 2 (see Appendix II) is 239 square metres (2,569 sq.ft.) in area including the garage and the second house on proposed Lot 4 is 346 square metres (3,720 sq.ft.) in area including the garage. The second house will be a non-conforming structure due to its size being in excess of the 330-square metre (3,550 sq.ft.) maximum of the RF Zone, although within the floor area ratio of 0.48. Should this house be replaced with a new house, the new house will be limited to a maximum size of 330 square metres (3,550 sq.ft.).

The Design Guidelines specify the following house size (including the garage) restrictions for the proposed RF-zoned lots:

- 2,800 sq.ft. (260 sq.m.) for a two-storey single family dwelling;
- 2,600 sq.ft. (242 sq.m.) for a split-level single family dwelling; and
- 2,400 sq.ft. (223 sq.m.) for a bungalow single family dwelling.

The proposed CD Zone prescribes a maximum floor area ratio (FAR) of 0.32 which is consistent with the RH-G Zone. The 3 proposed CD-zoned lots, fronting 163 Street range in size from 1,264 square metres (14,000 sq.ft.) to 1,447 square metres (15,576 sq.ft.). Based on the FAR calculation, the maximum house sizes permitted, range in size from 404 square metres (4,348 sq.ft.) to 463 square metres (4,983 sq.ft.) including the garage. However, the house size (including garage) restrictions contained within the Design Guidelines specify the following:

- 4,300 sq.ft. (400 sq.m.) for a two-storey single family dwelling;
- 3,800 sq.ft. (353 sq.m.) for a split-level single family dwelling; and
- 3,600 sq.ft. (334 sq.m.) for a bungalow single family dwelling.

## Proposed Amendment

The applicant is requesting that the Design Guidelines be amended with respect to the maximum single family dwelling size for both types of lots by replacing the words "including garage" with "excluding garage". If this request is approved, the proposed floor areas, as indicated in the original Design Guidelines, will remain the same, except the garage area would be excluded.

The design consultant has undertaken a second review of the surrounding homes and confirmed that the existing homes on RF single family lots at 162A Street and 93A Avenue are two storeys and have floor areas that range between 3,200 sq. ft. to 3,550 sq. ft, including garages (or 2,800 sq.ft. to 3,150 sq.ft. excluding the 400-sq.ft. garage). Based on the existing regulations in the Design Guidelines, a two-storey dwelling on the proposed urban lots fronting 162A Street can only have a maximum liveable floor space of 2,400 sq.ft. (2,800 sq.ft. less a 400-sq.ft. garage). This is approximately 14% to 24% smaller than the liveable space of the homes across 162A Street to the west. The proposed amendment will allow the applicant to build homes that are consistent in size with the RF Zone provisions and compatible with the existing homes across 162A Street.

The design consultant has also reviewed the floor areas of the surrounding homes located on the suburban lots along 163 Street and has determined that the homes range in size from 2,842 sq.ft. to 5,317 sq.ft. (including garages), with 50% of the homes having floor areas in excess of 4,300 sq.ft.

While the proposed CD Zone specifies a maximum floor area ratio of 0.32, which would allow a 4,983 sq. ft. house (including the 480-sq. ft garage) on Lot 5, the largest lot, the Design Guidelines restrict the house size (for a two-storey house) to a maximum of 4,300 sq.ft. (excluding the 480-sq.ft. garage). As such, based on the Design Guidelines, the home on Lot 5 will be 14% smaller than the size permitted by the proposed CD Zone.

If Council approves the applicant's request, the resulting house sizes will be more consistent with the proposed CD Zone as shown below and will also be compatible with the size of the existing suburban homes within the neighbourhood.

### Lot No.    Resulting House Size, Including Garage

	<u>As Prescribed in</u>	<u>Based on Current</u>	<u>Based on Revised</u>
	<u>Proposed CD Zone</u>	<u>Proposed Guidelines</u>	<u>Proposed Guidelines</u>
5	4,983 ft. <sup>2</sup>	4,300 ft. <sup>2</sup>	4,780 ft. <sup>2</sup>
6	4,813 ft. <sup>2</sup>	4,300 ft. <sup>2</sup>	4,780 ft. <sup>2</sup>
7	4,348 ft. <sup>2</sup>	4,300 ft. <sup>2</sup>	4,348 ft. <sup>2</sup>

## Neighbourhood Consultation

At the request of staff, the owners initiated a survey of the neighbourhood to determine their opinion about the proposed amendment to the Design Guidelines. Of the 33 homeowner/residents consulted by the applicants, within the identified block (Appendix IV), 28 indicated support while the remaining 5 (15%) expressed no opinion. Therefore, almost 85% of the total number of homeowners/residents, who were consulted by the applicant, support the proposed amendment.

## CONCLUSION

The applicant is seeking approval from Council for an amendment to the Design Guidelines prior to finalizing the necessary conditions of rezoning, including the servicing agreement. Although the change is technically a text amendment (changing the word "including" to "excluding") the result is an increase in the permitted house size on each of the proposed lots. Given the fact that the permitted house sizes after the change are consistent with the existing houses in the immediate neighbourhood and the neighbourhood residents generally support the proposed change, it is recommended that Council approve the change in the proposed Design Guidelines.

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General Manager

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VM/kms/saw

Appendix I Map of Subject Site

Appendix II Proposed Subdivision Layout

Appendix III Excerpt from Proposed Design Guidelines

Appendix IV Homes Covered by the Survey

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