



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: June 26, 2007
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RTS No.: 06885
CC File No.: 11-1200-01
Meeting Date: July 12, 2007

TO: Standing Committee on Planning and Environment
FROM: Director of Planning
SUBJECT: 3357 Point Grey Road
Development Application Number DE411340

CONSIDERATION

A. THAT the Director of Planning be advised that Council would be in favour of approval of Development Application Number DE411340 for the construction of a new single-family dwelling at 3357 Point Grey Road.

OR

B. THAT the Director of Planning be advised that Council would not be in favour of approval of Development Application Number DE411340 for the construction of a new single-family dwelling at 3357 Point Grey Road.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services submits the foregoing for CONSIDERATION.

COUNCIL POLICY

In accordance with City Council's resolution dated August 14, 1979, in dealing with development applications on the north side of Point Grey Road, applications involving conditional approval uses or relaxations will be reported to Council or Committee of Council, as appropriate, after the application has been processed but before being approved.

PURPOSE

This report seeks Council's advice on a development application to construct a new single-family dwelling on this site that requires the special consideration of the Director of Planning for a relaxation of the minimum site area.

SITE DESCRIPTION AND BACKGROUND

The site is on the north side of Point Grey Road and is located within the RS-2 Zoning District.

The site and surrounding zoning are shown on the attached Appendix "A".

On August 14, 1979, City Council resolved that all development applications on the north side of Point Grey Road be brought to the attention of City Council. Since that time, staff have continued to report applications on the north side of Point Grey Road for Council's information and advice.

DISCUSSION

The proposal involves the construction of a new single-family dwelling on this site located on the north side of Point Grey Road, east of Waterloo Street. The proposal consists of a two-storey building with an underground parking level having vehicle access from Point Grey Road.

The regulations in this RS-2 District Schedule require a minimum site area for development of a single-family dwelling of 334 square metres (3,595 square feet). In this case, the site consists of 295.8 square metres (3,184 square feet). The minimum site area can be relaxed by the Director of Planning, provided that where the site is less than 334 square metres in area, the design of any new dwelling shall first require the approval of the Director of Planning.

The site is also subject to a "building line" established by a resolution of Council in 1976 that applies to sites along the north side of Point Grey Road and Cameron Avenue, between Alma Street to the west, and Balsam Street to the east. These building lines were established to ensure the preservation and maintenance of the open spaces along the foreshore areas. No development is permitted upon, over, or under any portion of the site beyond the established building line.

For properties along this portion of Point Grey Road, this building line represents the northerly limit for any new development.

The proposed residence on this site has been reviewed against the provisions within the RS-2 District Schedule and complies fully, including limitations on allowable floor area, setbacks, site coverage, and building height. The proposal also does not extend beyond the established building line for this site.

Attached Appendix "B" includes a site plan and elevations of the proposed development. Attached Appendix "C" provides details on the established building line in this area.

NOTIFICATION

During the review of the development application, a total of fifteen (15) neighbouring property owners were advised of the proposal.

The notification area is included on the map in Appendix "A".

In response, the Director of Planning received four (4) written responses from within the notification area, and one (1) letter from outside the notification area.

Respondents have expressed concerns with the following:

- i. impacts on the existing waterfront views from adjacent properties.
- ii. impacts on privacy and noise from the proposed rooftop deck and hot tub.
- iii. impacts on the traffic and noise resulting from the proposed construction.

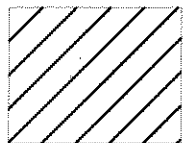
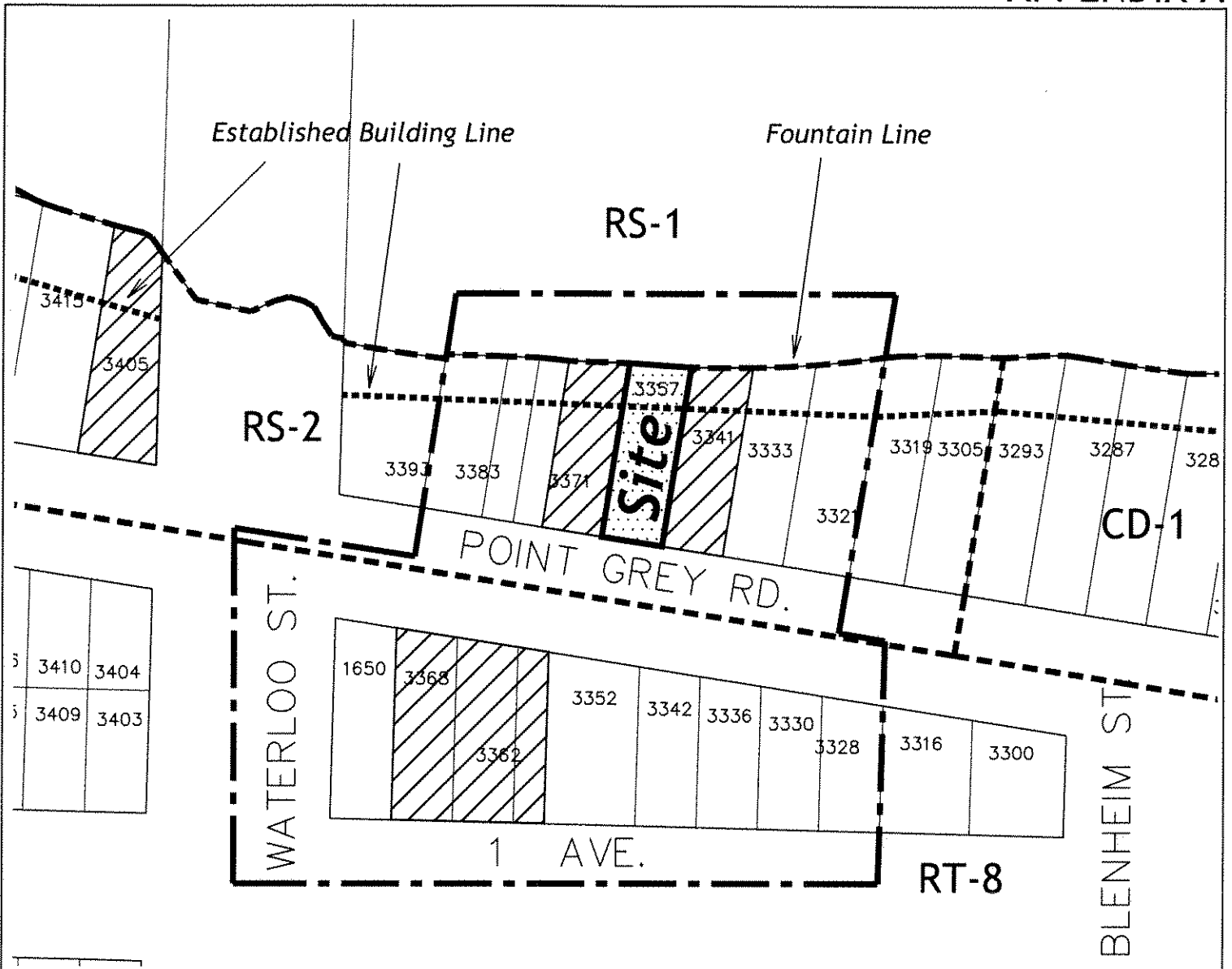
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The proposal complies fully with the technical requirements of the RS-2 Zoning District, with the exception of the minimum site area. The proposed development is proportionally smaller as a result of this reduced site area, and is not expected to have unreasonable impacts on the neighbouring sites. The established building line is the accepted northerly boundary for development on these sites. The Director of Planning is therefore inclined to support the proposed development application, but is prepared to include design conditions to reduce the impacts on noise and privacy from the proposed rooftop deck and hot tub.

* * * * *



Letter of Response Received

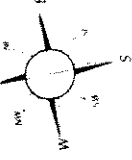
Notification Boundary

Zoning Boundary



Site: 3357 Point Grey Road, DE411340
 City of Vancouver Planning Department

Date: 2007 June 25
 Drawn: TM
 Scale: 1:1000



ENGLISH BAY

PROJECT DATA

CIVIC ADDRESS:
3357 POINT GREY ROAD,
VANCOUVER, B.C.

LEGAL DESCRIPTION:

LOT 15
BLOCK 4
BISCUIT LOT 140
GROUP 1
NEW WESTMINSTER DISTRICT
PLAN 22-9
ZONING: R5-2
LOT AREA 3,185.0 sq. ft.
MAX FLOOR AREA
0.6 X 3,185.0 SQ. FT. = 1,911.0 SQ. FT.

FLOOR AREAS (PROPOSED):

MAIN FLOOR	920.60 sq. ft.
SECOND FLOOR	896.72 sq. ft.
BASEMENT	493.74 sq. ft.
TOTAL	1,911.04 sq. ft.

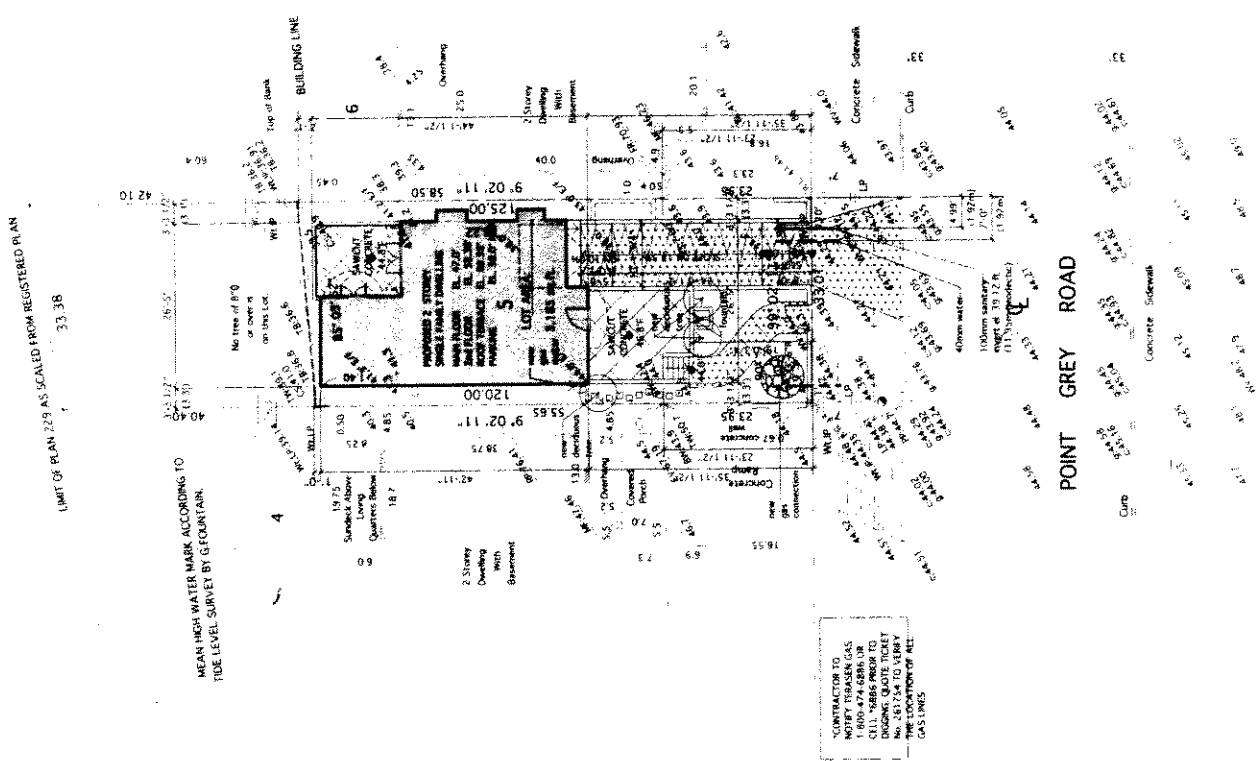
SITE COVERAGE :

MAX. ALLOWABLE SITE COVERAGE:
0.45 X 3,185.0 sq. ft. = 1,566.25
sq. ft.

PROPOSED = 1,379.26 sq. ft.

IMPERMEABLE MATERIALS :

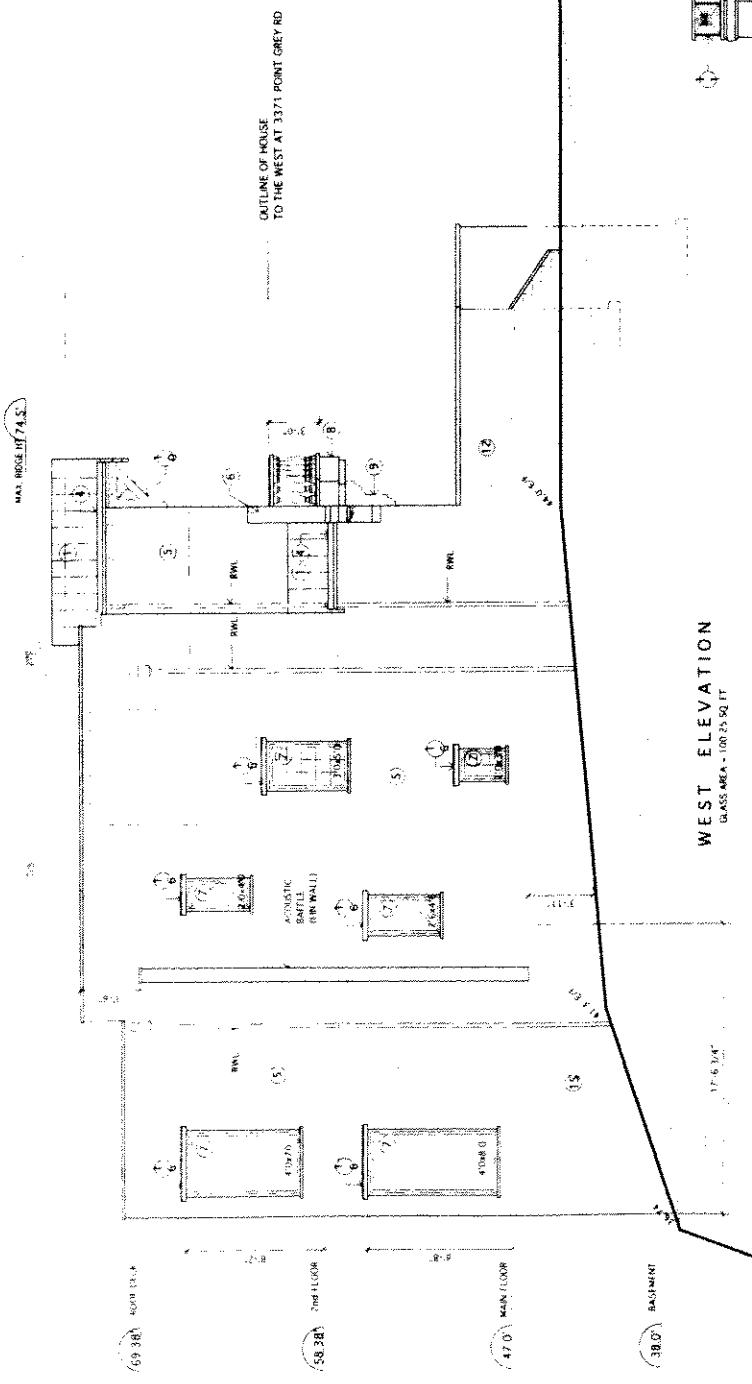
ALLOWABLE = 0.6 X 3,185.0 sq. ft. = 1,911.0 sq. ft.
PROPOSED = 981.0 sq. ft. (HOUSE) + 432.0 sq. ft. (TERRACES)
+ 135.0 sq. ft. (WALKWAY) + 38.5 sq. ft. (PATIO) + 10.5 sq. ft.
(FOUNTAIN) = 1,597.0 sq. ft. < 1,911.0 sq. ft.



NOTES

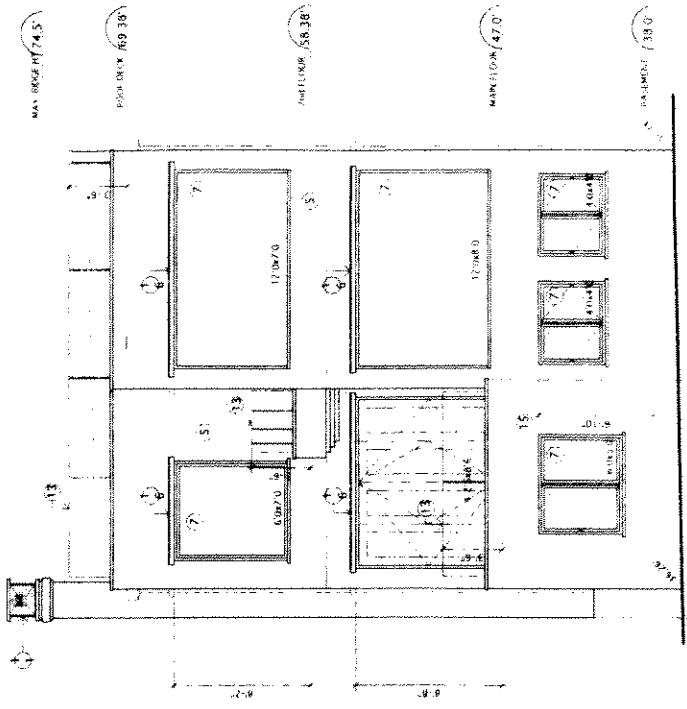
1. ALL CONSTRUCTION TO COMPLY WITH THE V.B.B.L. CURRENT EDITION & THE CITY OF VANCOUVER ZONING BY-LAW.
2. DIMENSIONS TO FACE OF CONCRETE.
3. SITE PLAN BASED ON SURVEY BY KEN WONG & ASSOCIATES, CANADA & R.C. LANG SURVEYORS, DATED: JUNE 30, 2005.
4. BUILDING TO BE SPRINKLERED TO NFPA 130.

RECEIVED
UNIVERSITY OF CALIFORNIA
SAN DIEGO
COMMUNITY DEVELOPMENT
MAY 2 2008



WEST ELEVATION
GLASS AREA - 109.25 SQ. FT.

Spatial Calculation:
 LIMITING DISTANCE - 3'-5" (1.0M)
 WALL AREA - 1,207.50 SQ. FT. (111.50 M²)
 MAXIMUM ALLOWABLE UNPROTECTED OPENING - 10% (VOLUME) 9.10 (14.50 L)
 = 0.09 (1,207.50 SQ. FT.) = 109.25 SQ. FT.
 PROPOSED OPENINGS - 80.45 SQ. FT. (7.50 M²)
 * ALL GLAZING - 1/2" FROM PROPERTY LINE IS TEMPERED SAFETY GLASS



NORTH ELEVATION
GLASS AREA - 109.00 SQ. FT.

Plan establishing a building line on certain parcels of land on the north side of Point Grey Road between Alma Street and Balsam Street for the purpose of controlling development and preserving open space to the north of such line.

