

RE: PROPOSED AMENDMENTS TO COMMUNITY PLAN SEVEN

Following is a report from the Director of Planning on proposed amendments to Community Plan Seven.

RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

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TO:	MUNICIPAL MANAGER	PLANNING DEPARTMENT
		1980 MAY 09
FROM:	DIRECTOR OF PLANNING	
SUBJECT:	COMMUNITY PLAN SEVEN	

RECOMMENDATIONS:

- 1) THAT Community Plan Seven be amended as described in Section 4.0 and illustrated on Sketch 3 of this report.
- 2) THAT Council authorize staff to process building permits for 1370 Duthie Avenue and 1525 Augusta Avenue subject to compliance with the existing Residential District (R4) zoning.

REPORT

1.0 BACKGROUND

An application has been received for a Building Permit to allow the construction of a single-family dwelling at 1370 Duthie Avenue and a letter has been received requesting approval in principle to the construction of a single-family dwelling at 1525 Augusta. Both of these properties are within Community Plan Seven wherein they are designated for low density comprehensive development at 10-12 units per acre, Sketch 1, attached.

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2.0 DISCUSSION

Applications for Building Permits for single-family dwellings within community plan areas are generally discouraged as such development would be in conflict with a Council adopted land use plan and would hinder development which would comply with the plan. Applicants are encouraged to assemble a suitable site and develop in accordance with the plan. Upon receipt of the above-noted application and enquiry for construction of two new single-family dwellings within this Plan area, we studied the development potential of the north-west sector of Community Plan Seven.

3.0 ANALYSIS

The condition of dwellings based upon exterior appearance was determined and plotted on Sketch 2, attached.

By studying this sketch it can be seen that Sites 1, 2 and 3 consist of smaller lots developed with houses in fair to good condition with the exception of the two lots which are under consideration for development. A number of the houses which are classed as in good condition are less than fifteen years old. Given the condition of these houses and relatively small size of the lots, assembly and redevelopment of these sites for low density multiple family housing (10-12 units/acre) is considered to be a long term option.

Site 6 consists of four houses on smaller lots in fair to good condition, one house on a large lot in poor condition, two houses on large lots in fair condition and one vacant lot. The dates of construction for the four houses in fair to good condition are 1944 (with later additions), 1967 and two in 1975. The age and condition of these four houses on relatively small lots will deter the assembly of Site 6 for townhouse development.

Site 7 consists of one house in good condition on a large lot, a house in fair condition on a small lot, a house in fair condition on a large lot and a house in poor condition on a large lot. This site should be the easiest of the five development sites to assemble due to the age and condition of dwellings.

4.0 CONCLUSION

As the assembly and redevelopment of Sites 1, 2 and 3 with townhouses is a very long term option because of the market value of the existing real estate, it is recommended that this economic situation be recognized in the Community Plan by designating these sites "future expansion area". Based upon this designation the construction of new dwellings could be approved, particularly when the condition of the dwelling to be demolished in order to permit new construction is in substantially poorer condition than the other dwellings within the same redevelopment site.

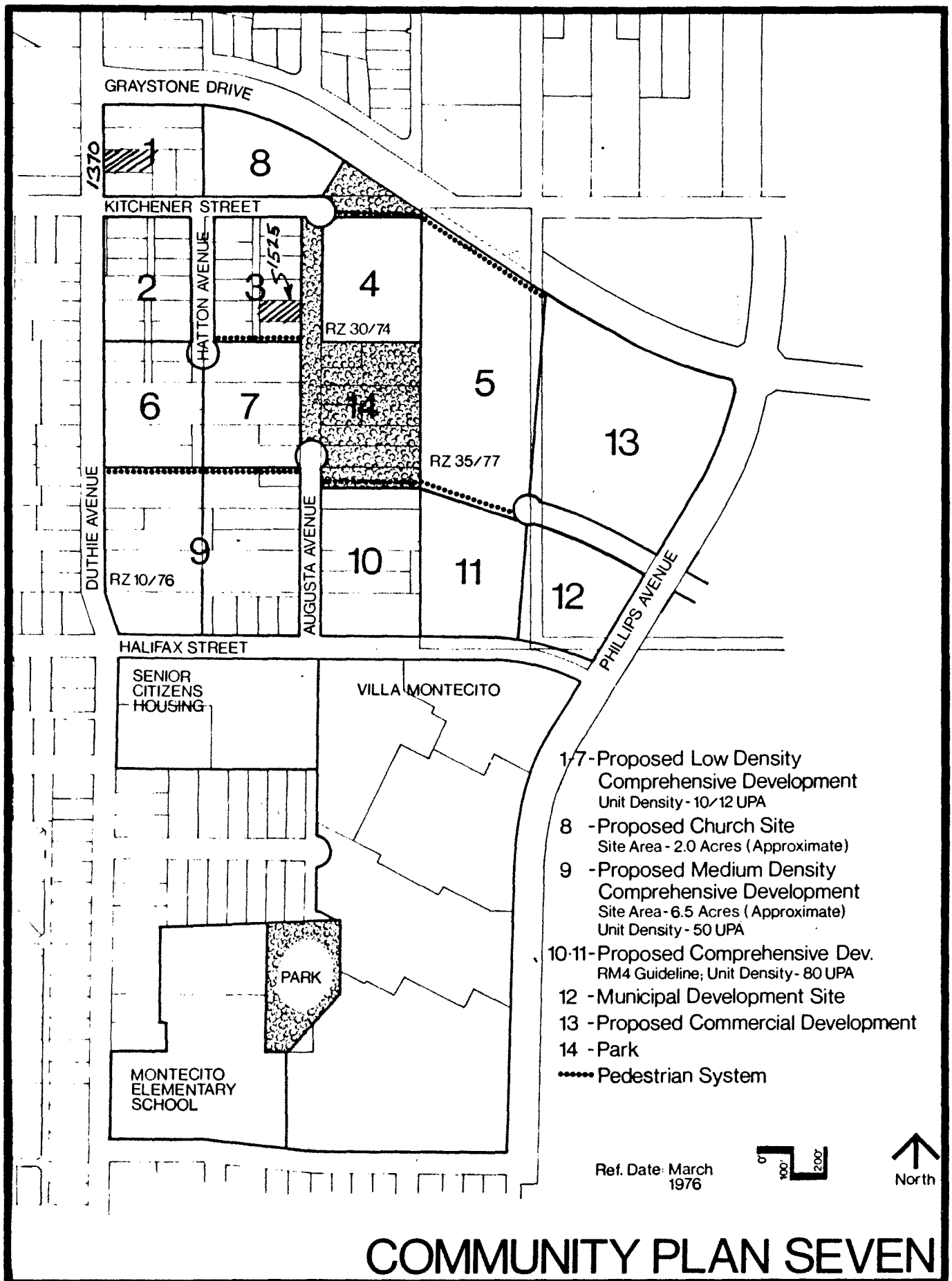
To enhance the redevelopment viability of Site 6, it is recommended that the northern four lots be included in Site 2 as part of the future expansion area. Site 7 should then be united with the remaining portion of Site 6 because Site 6, as redefined, would be too small to accommodate a suitable townhouse development which includes common open spaces including play areas. These proposed amendments are noted on Sketch 3, attached.

In conclusion, the suggested amendments to Community Plan Seven recognize the quality of the existing residences on Sites 1, 2 and 3 and create a more viable development site of Sites 6 and 7.


A. L. Parr
DIRECTOR OF PLANNING

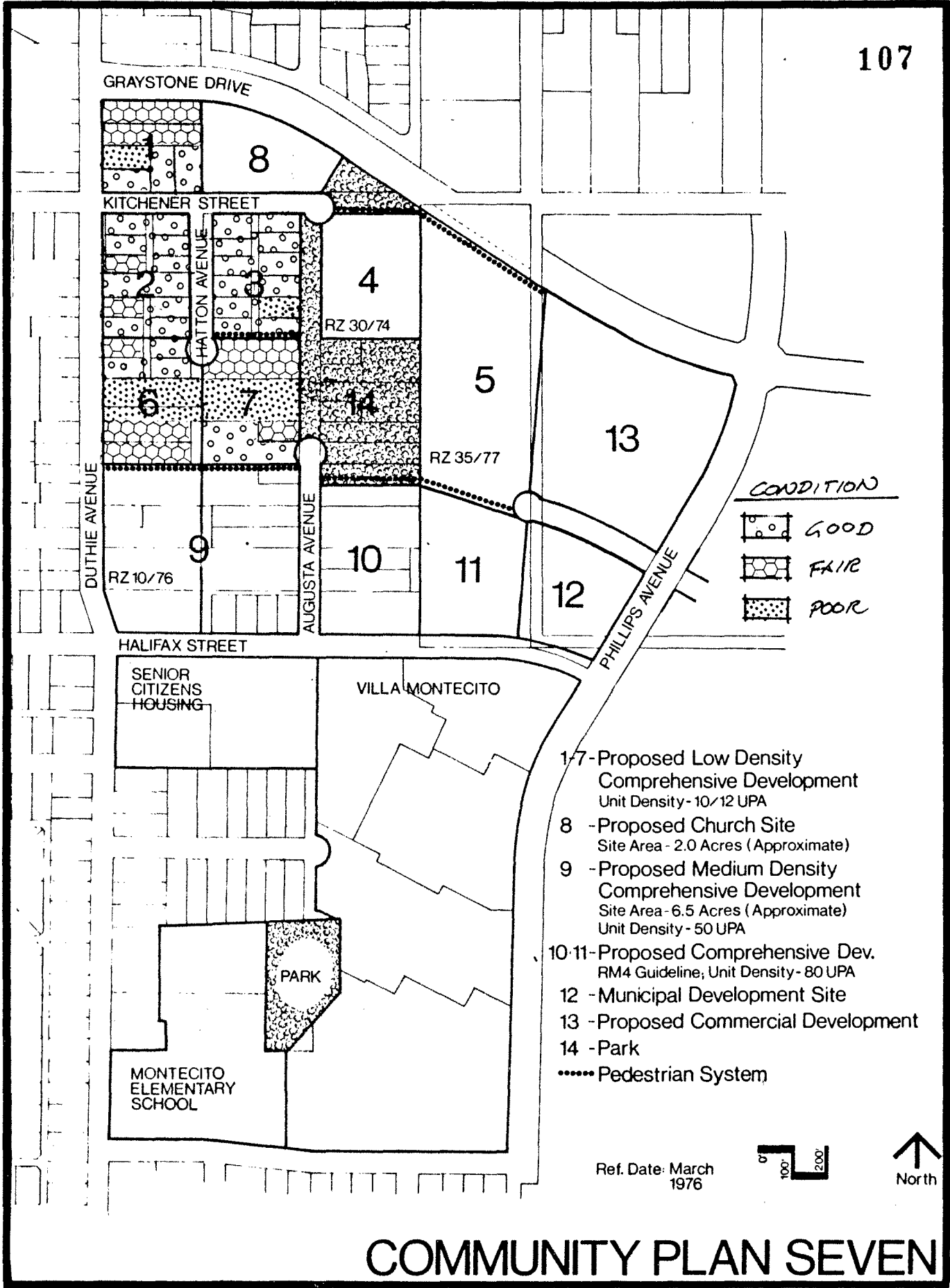
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Attachments

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1370 DUTHIE AND 1525 AUGUSTA

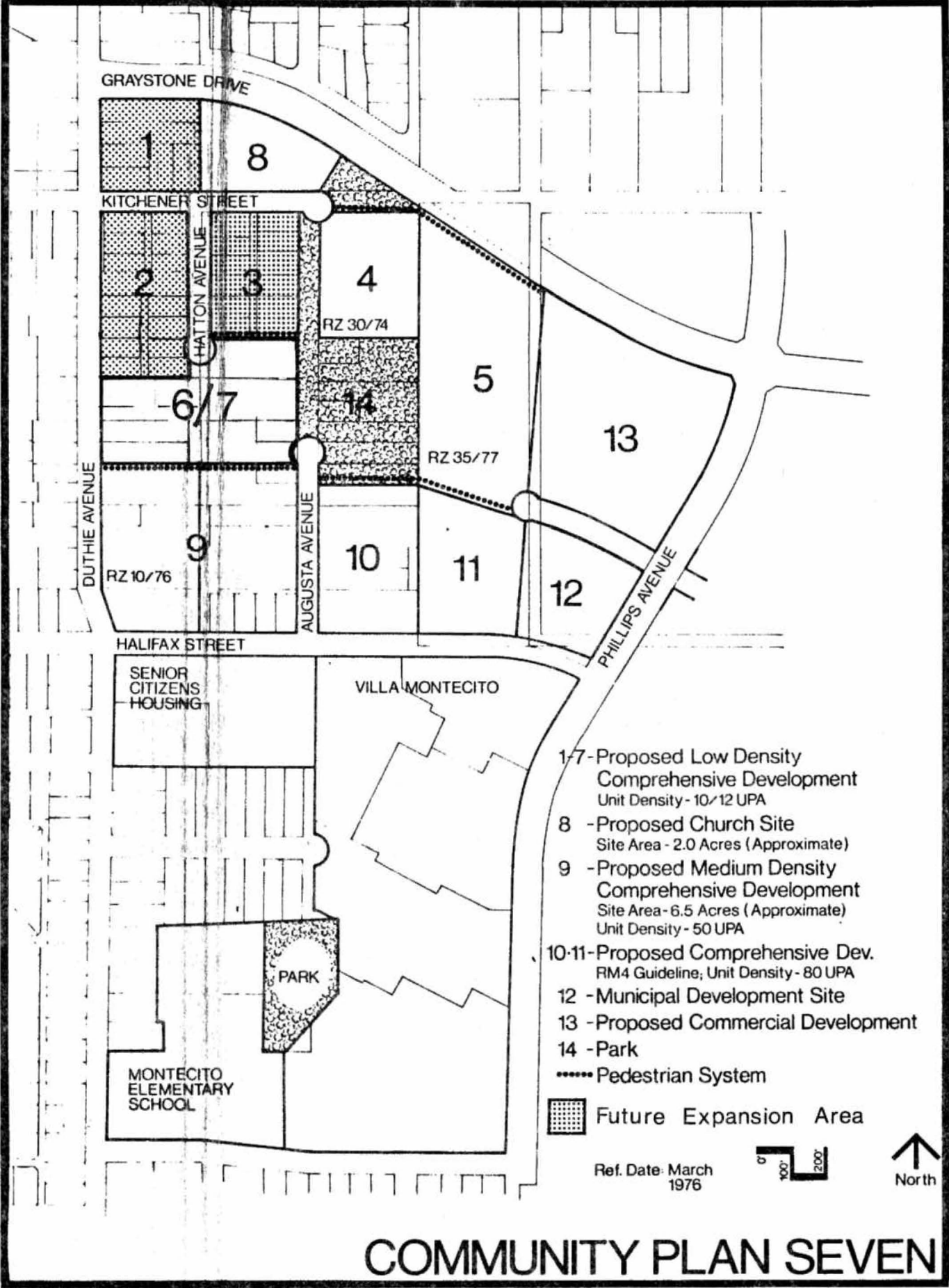
SKETCH 1



CONDITION OF DWELLINGS

SKETCH 2

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PROPOSED AMENDED PLAN

SKETCH 3

