

RE: 7755/65/89 - 6TH STREET
LOTS 25, 26 & 27, BLK 1, D.L. 28, PLAN 24032

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1984 NOVEMBER 15
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
SUBJECT: 7755/65/89 6TH STREET
LOTS 25, 26 & 27, BLK. 1, D.L. 28, PLAN 24032

RECOMMENDATIONS:

1. THAT Council reaffirm the low density multiple family residential development objectives pursuant to the Sixth Street Area Plan.
2. THAT Council authorize the Planning & Building Inspection Department to work with the applicant towards the preparation of a suitable plan of development based on the RM1 Zoning District and introduction of a rezoning application.
3. THAT a copy of this report be sent to the applicant, Mr. David Lowe, 546 E. Hastings Street, Vancouver, B.C., V6A 1P8.

REPORT

1.0 INTRODUCTION:

The Planning & Building Inspection Department is in receipt of a Preliminary Plan Approval application for the development of a single storey multi-tenant retail commercial facility at the above referenced location (refer to attached sketches). Council consideration of this application is warranted at this time since the development proposal does not conform to the designated land use as outlined in the Sixth Street Area Plan.

2.0 GENERAL DISCUSSION:


- 2.1 The subject site is presently zoned C2 Community Commercial District and has been designated for low density multiple family development based on the RM1 District. The Sixth Street Area Plan was adopted by Council on 1982 March 24 as a conceptual development plan for the purpose of guiding redevelopment and revitalization of the Sixth Street commercial area.

- 2.2 As outlined in the Area Plan, low density multiple family accommodation is proposed to be developed adjacent to Sixth Street generally between Seventeenth Avenue and Twelfth Avenue (refer to sketch #2). Such development should involve consolidated sites sufficiently large and deep to provide design flexibility, appropriate interface with adjacent single and two-family development and a suitable residential environment for its residents.
- 2.3 In this specific location, the ideal multiple family development site would involve the assembly and consolidation of the subject properties with the three adjacent parcels within the block fronting 6th Street (7729, 7735 and 7876 Sixth Street) and two residential properties fronting Twelfth Avenue and Thirteenth Avenue (7867 Twelfth Avenue and 7868 Thirteenth Avenue) into one legal parcel (refer to sketch #3). This assembly would provide a total site area of 5274 m² (56,710.8 sq. ft.) which could potentially yield approximately 27 residential units based on the RM1 District regulations. Alternatively, an acceptable RM1 site would involve only the properties fronting 6th Street between Twelfth Avenue and Thirteenth Avenue which would provide a site area of 4033 m² (43,370 sq. ft.) yielding approximately 20 units.
- 2.4 Pursuant to the development objectives of the Sixth Street Area Plan, Council on 1983 May 24 gave Final Adoption to RZ#6/82 which involved the development of 30 ground oriented apartment units directly opposite to the subject site across 6th Street between Thirteenth Avenue and Twelfth Avenue. This development was completed approximately one year ago and represents a positive example of the type of residential development that is appropriate for this immediate area and on the subject properties in particular.
- 2.5 The subject site comprises four legal parcels of land which have a 153.5 ft. combined frontage on 6th Street with a 134.5 ft. depth. All of these parcels are presently vacant. With respect to the three adjacent properties, the parcel located to the immediate west at 7735 6th Street is presently vacant, a residential building is situated at 7729 6th Street and an older non-conforming 2-storey mixed residential/commercial building is located at 7705 6th Street. Two modest single family dwellings occupy 7867 Twelfth Avenue and 7868 Thirteenth Avenue.
- 2.6 The applicant has submitted a development plan to construct a single storey service commercial facility containing approximately 9,400 sq. ft. of retail floor area and 22 surface parking spaces. Vehicular access is proposed to be from 6th Street and Twelfth Avenue.
- 2.7 Numerous sites fronting 6th Street between Edmonds Street and Tenth Avenue have recently been developed for single storey retail commercial facilities. Several of these developments have been constructed on properties that are designated for multi-residential uses as outlined in the Sixth Street Area Plan. In consideration of these commercial development proposals that were inconsistent with the intended development objectives Council determined that the Area Plan was not intended to preclude development under prevailing zoning where multiple family residential development may not be viable under the existing circumstances.
- 2.8 This Department advises that the subject site together with the three adjacent parcels fronting 6th Street and the two residential properties fronting Twelfth Avenue and Thirteenth Avenue possess the greatest potential for developing RM1 multiple family apartments of any of the remaining sites along 6th Street that have been so designated pursuant to the Area Plan. It is acknowledged that it may be impractical to include the two residential properties on Twelfth Avenue and Thirteenth Avenue in the potential assembly.

but it is submitted that a smaller RM1 site would be acceptable. In this regard, all of the properties fronting 6th Street between Twelfth Avenue and Thirteenth Avenue would be regarded as an appropriate RM1 development site. In view of the age and condition of the two buildings at 7729 and 7705 6th Street, they have exceeded their economic life span and are thus ready for redevelopment. Further, Council is advised that 7705, 7729 and 7735 6th Street are all presently listed for sale.

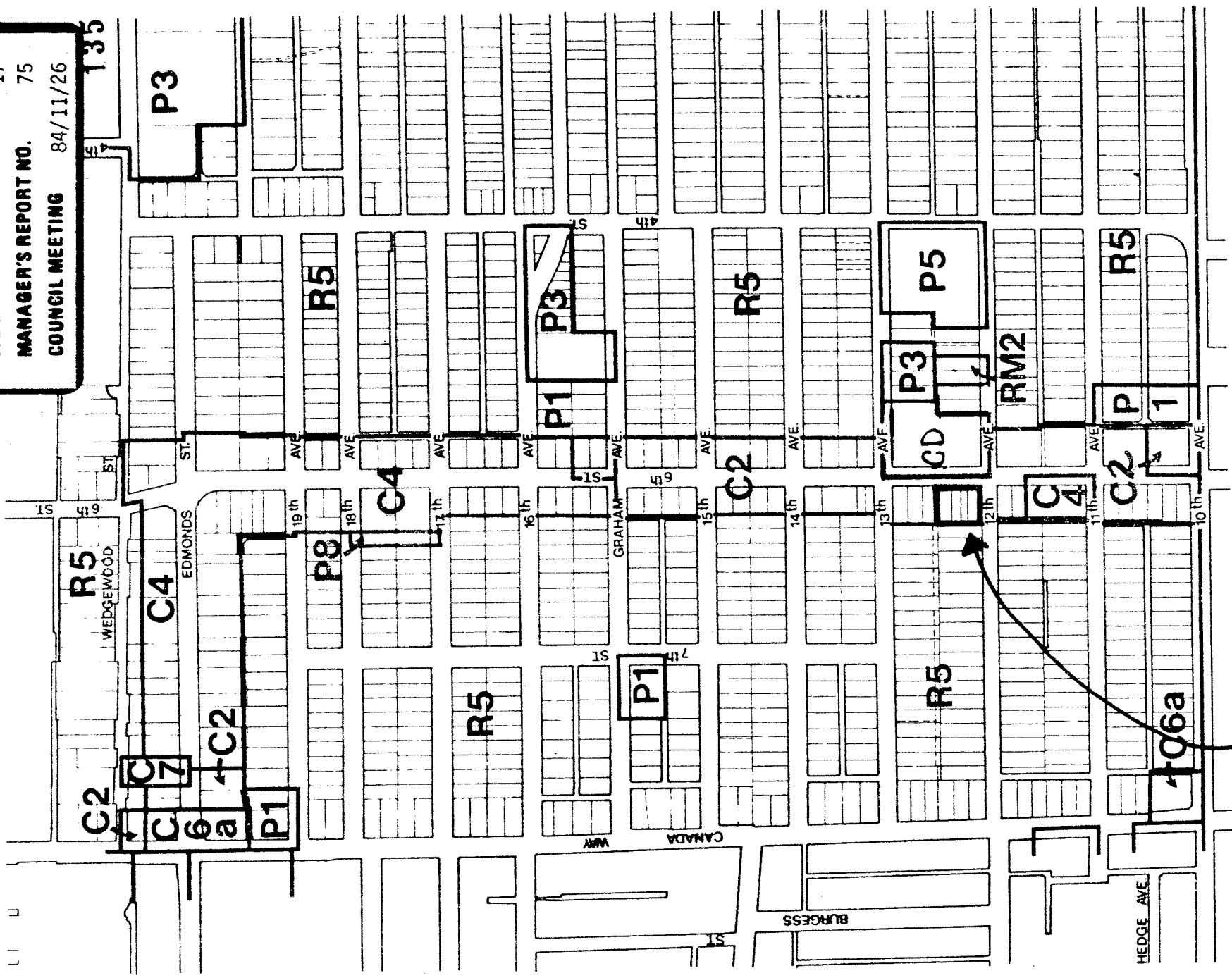
- 2.9 The Planning & Building Inspection Department staff have informed the applicant of the RM1 development objectives in this immediate area and the intended assembly of the three adjacent parcels fronting 6th Street with the subject site. The applicant has indicated that he wishes to pursue the proposed commercial development.
- 2.10 In view of the foregoing, this Department advises that commercial development as proposed would prohibit the implementation of the residential objectives of the Area Plan and frustrate the development of a residential focus fronting 6th Street between Twelfth Avenue and Thirteenth Avenue, half of which has already been developed. Approval of the subject commercial proposal would also contradict Council's support for residential development in this immediate area fronting 6th Street as represented by the rezoning and development of the 30-unit residential project located opposite the subject site across 6th Street.
- 3.0 CONCLUSION:
- 3.1 In summary, the subject retail commercial development proposal is inconsistent with the adopted residential development objectives as outlined in the Sixth Street Area Plan. Approval of the subject proposal would eliminate the possibility of providing an appropriate residential focus fronting 6th Street between Twelfth Avenue and Thirteenth Avenue which has already been established on the opposite side of 6th Street. The subject site together with adjacent properties also represents the most economically viable designated RM1 development site within the Area Plan given the extent of existing capital improvements located on the properties involved. It is therefore recommended that Council reaffirm the multiple family residential objectives of the Sixth Street Area Plan for this immediate area and authorize the Planning & Building Inspection Department to work with the applicant towards an appropriate RM1 low density multiple family development scheme to be the subject of a rezoning application and a further Council report.


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A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

Attachments

ITEM 17
MANAGER'S REPORT NO. 75
COUNCIL MEETING 84/11/26



SUBJECT SITE

SIXTH STREET AREA STUDY

10th Ave. To Edmonds

Scale: 1" = 200'

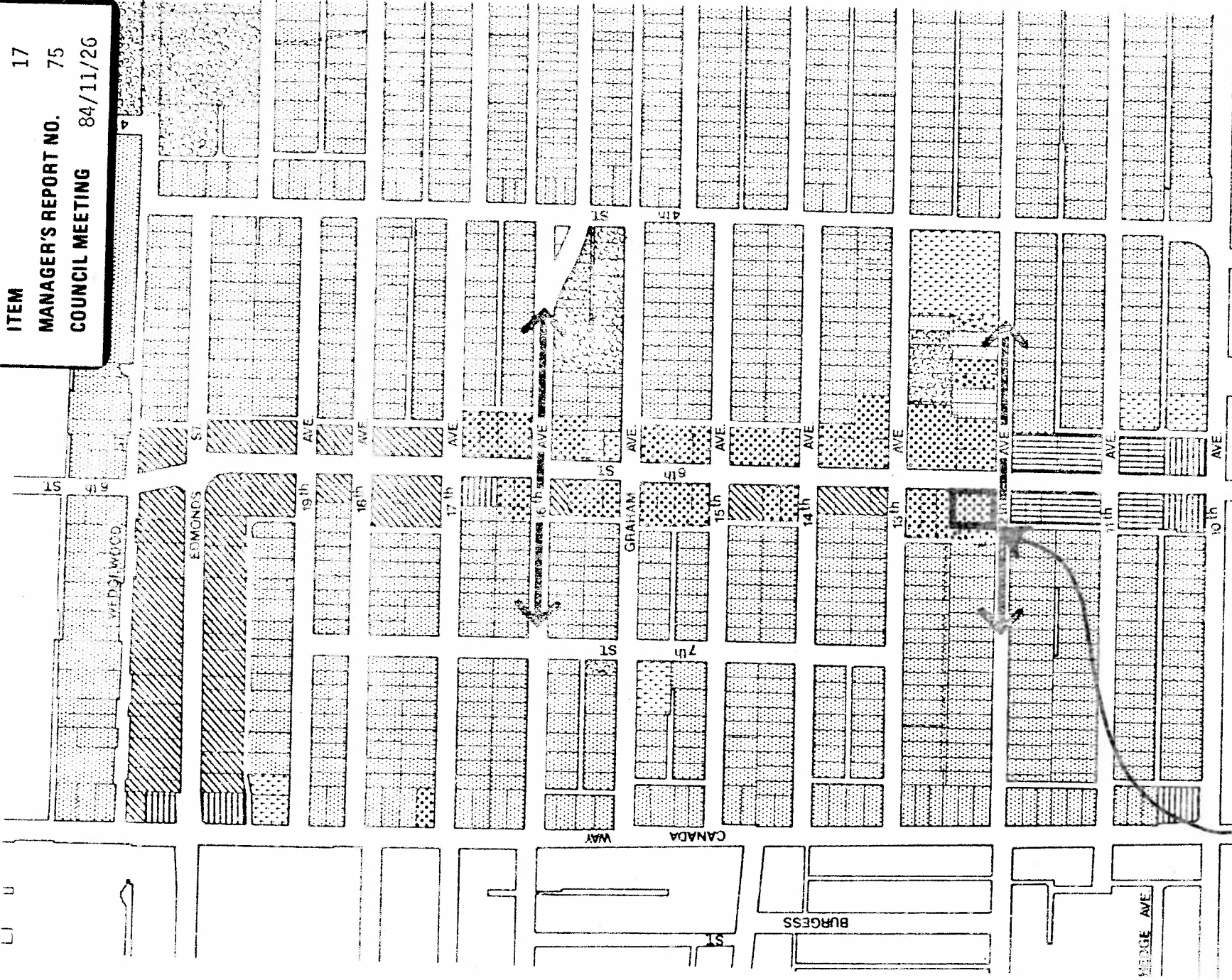


EXISTING ZONING

Sketch 1

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ITEM 17
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SUBJECT SITE

SIXTH STREET AREA STUDY

10th Ave. To Edmonds

Scale: 1" = 200'



Legend:

- Commercial C-1
- Commercial C-2
- Commercial (Gas Station)
- Low Density Group Housing (RM)
- Single Family/Duplex
- Institutional
- Park
- Primary Pedestrian Connection

PROPOSED LAND USE CONCEPT

Sketch 2

