

RE: REZONING REFERENCE NO. 34/87
1686 SPRINGER AVENUE

ITEM	29
MANAGER'S REPORT NO.	47
COUNCIL MEETING	87/07/27

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
SUBJECT: REZONING REFERENCE #34/87

1987 JULY 21

RECOMMENDATION:

1. THAT Council not give favourable consideration to this rezoning request.

REPORT

1.0 BACKGROUND INFORMATION:

On 1987 May 19, the Planning & Building Inspection Department submitted a report on an application (RZ#34/87) to rezone property located at 1686 Springer Avenue (refer to attached sketch) from the R2 Residential District to the R3 Residential District in order to subdivide the property. The Director Planning & Building Inspection Department's recommendation was:

1. THAT Council not give favourable consideration to this rezoning request.

The subject report stated that this Department does not generally find it possible to support requests to rezone individual lots in single-family residential districts on a spot-zoning basis in order to alter the lot area and width requirements for a geographical area. In addition, this Department considers the larger R2-zoned area in which the subject site is located to be appropriately zoned and that the proposed subdivision would not be compatible with the existing lot pattern in the surrounding neighbourhood.

At the above-noted Council meeting of 1987 May 19, Council referred the application back to staff for the purpose of investigating the possibility of the owners acquiring a portion or portions of the abutting properties so as to make possible the approval of a subdivision that satisfies the prevailing R2 zoning requirements.

2.0 GENERAL DISCUSSION:

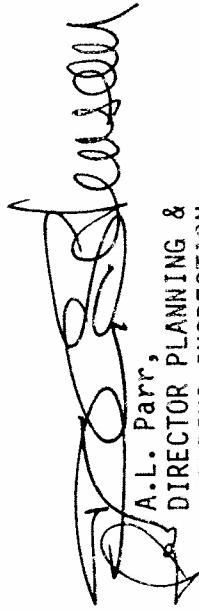
- 2.1 The applicant has informed this Department that he has explored the possibility of acquiring land from the two abutting properties and that it is not feasible in either case as this would result in non-conformance in terms of the R2 District side yard setback requirements as they related to the single-family dwellings on both abutting properties. In light of this information, the subject property still cannot be subdivided under the prevailing R2 District, as subdivision would result in two 50.3 ft. wide lots, while the width requirement in the R2 District is 18.5 m (60.7 ft.).

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2.2 On applications such as this, the Planning & Building Inspection Department strives to provide Council with recommendations that will protect and preserve the integrity of single-family residential areas, by maintaining stable and homogeneous lot patterns that are consistent with the lot area and width requirements of those districts.

It is considered that the proposed spot zoning under Rezoning Reference #34/87 would be contrary to the planning objectives for this area. In light of this, the Planning & Building Inspection Department is unable to support this rezoning request, and recommends that it be denied.

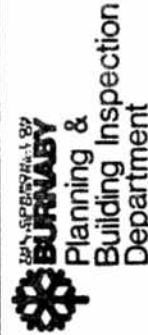
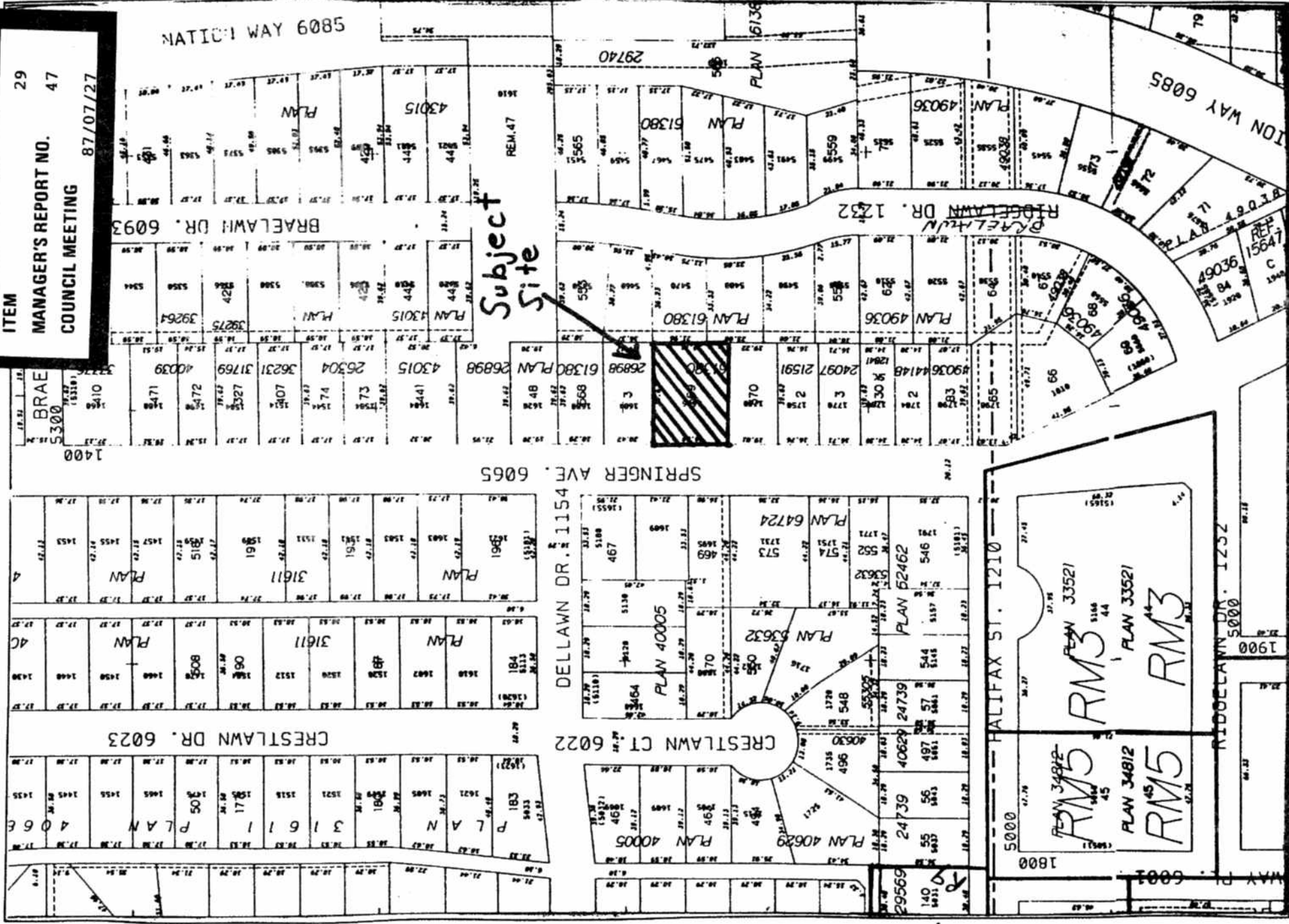


A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

BW/js

Attach.

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Reference # 34/87
 Rezoning

Date:
 1987 July

Scale:
 1:2000

Drawn By:

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