

RE: TABLED R9 REZONING APPLICATION
REZONING REFERENCE NO.125/87

ITEM	SUPPLEMENTARY	23
MANAGER'S REPORT NO.		32
COUNCIL MEETING		88/05/02

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER
SUPPLEMENTARY
1988 May 02

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: TABLED R9 REZONING APPLICATION
REZONING REFERENCE #125/87

RECOMMENDATION:

1. THAT the subject rezoning application to the R9 Residential District, which has previously been reported on, not be given favourable consideration.

R E P O R T

Appearing elsewhere on the agenda (Manager's Report No. 32, Item 20, p.157) is a report from the Director Planning & Building Inspection dealing with 18 tabled applications to the R9 District which were received prior to 1988 February 15. Rezoning Reference #125/87 falls into this category, but was omitted from the rezoning applications listed in the above-noted report appearing on this agenda and should be considered along with the other 18 rezoning applications.

As is the case with all of the other 18 rezoning applications to the R9 District, Rezoning Reference #125/87 is considered to fall within the context of Category "C" as referenced in the R9 Introductory Report and received a negative recommendation from this Department when first reported on to Council based on the previously adopted evaluation criteria for R9 rezonings. As such this Department would still recommend that Rezoning Reference #125/87 not be given favourable consideration.

A summary of the site specific analysis contained in the previously submitted report on Rezoning Reference #125/87 is provided for Council's information:

REZONING REFERENCE #125/87

ADDRESS: 7408 Eighteenth Avenue

The applicant has requested rezoning in order to subdivide into two, presumably 33 ft. lots for the construction of two new single-family dwellings.

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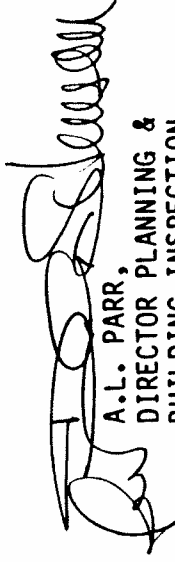
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The block front in which the site is located on the southerly side of Eighteenth Avenue between Sylvan Drive and Humphries Avenue contains three 66 ft. wide lots occupied by single-family dwellings. The opposite block front to the north across Eighteenth Avenue contains two higher density multiple-family residential dwellings. The block in which the site is located, bounded by Eighteenth Avenue, Sylvan Drive, Seventeenth Avenue and Humphries Avenue contains 6 lots, including one two-family. The five remaining lots are 66 ft. wide and occupied by single-family dwellings.

The subject site is located within the Kingsway/Edmonds Area Plan (Community Plan Six). The adopted plan designates the properties bounded by Eighteenth Avenue, Sylvan Drive, Seventeenth Avenue and Humphries Avenue, including the subject site, to be developed as a consolidated, RM2 Multiple Family Residential District zoned site. The subdivision of the subject site would inhibit future attempts to consolidate the six properties for the purpose of multiple-family residential development.

In view of the existing neighbourhood character of the immediate area surrounding the subject site which is a mixture of single-family and multiple-family dwellings, with no small lot development and only minor evidence of two-family dwellings and in light of the subject site being designated in the Kingsway/Edmonds Area Plan as part of a RM2 redevelopment site, the Planning and Building Inspection Department recommends that this rezoning request not be favourably considered.

AL
BW:jm


A.L. PARR,
DIRECTOR PLANNING &
BUILDING INSPECTION