

RE: COMMUNITY PLAN SIX
APPLICATION TO CONSTRUCT A NEW DWELLING
7528 HUMPHRIES COURT
SITING APPROVAL #7/89

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER DATE: 1989 FEBRUARY 21

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: COMMUNITY PLAN SIX
APPLICATION TO CONSTRUCT A NEW DWELLING
7528 HUMPHRIES COURT
SITING APPROVAL #7/89

PURPOSE: To inform Council of a request for approval of construction of a new single-family dwelling on a property forming part of a site designated for multi-family residential development based on RMI guidelines, and that unless otherwise instructed by Council, staff will process a building permit application in the usual manner, subject to compliance with all applicable regulations.

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RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

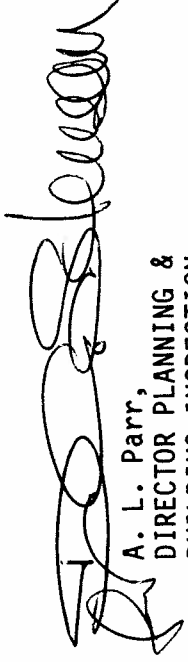
A letter has been received requesting approval for construction of a new single-family dwelling at 7528 Humphries Court (see sketch #1) under the current R5 Residential District zoning of the site. This lot is presently occupied by an older dwelling. The lot is located within Community Plan Six (see sketch #2) and forms part of a site designated for multi-family residential development based on RMI guidelines.

In addition to the subject lot, the proposed multi-family development site includes 4 lots each occupied by an older dwelling. It is therefore evident that development of a new dwelling on the subject site will tend to impede the assembly of the proposed redevelopment site, as the cost of land assembly would have to recognize the value of a new dwelling.

Notwithstanding, it is acknowledged that the proposed new dwelling is a permitted use under the existing R5 Residential District zoning of the subject property, and that the potential timing of redevelopment of the proposed RMI site assembly is uncertain. In the circumstances, the only feasible alternative to issuance of a Building Permit for the proposed single-family dwelling would appear to be Municipal acquisition of the property. In the recent case of another property (7418 - 16th Avenue) in a similar situation in the same general area, negotiations for acquisition were initiated, but the decision not to purchase was made due to property values. As result of this recent experience and considering the relative importance and peripheral location of the redevelopment site in question, acquisition is not being recommended in this case. Therefore, unless otherwise directed by Council, staff will process a building permit application for construction of a new single-family dwelling on the property in the usual manner, subject to compliance with all applicable regulations.

ITEM	4
MANAGER'S REPORT NO.	16
COUNCIL MEETING	1989 02 27

This is for the information of Council.

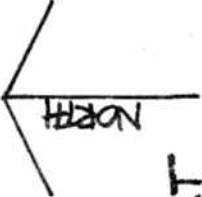
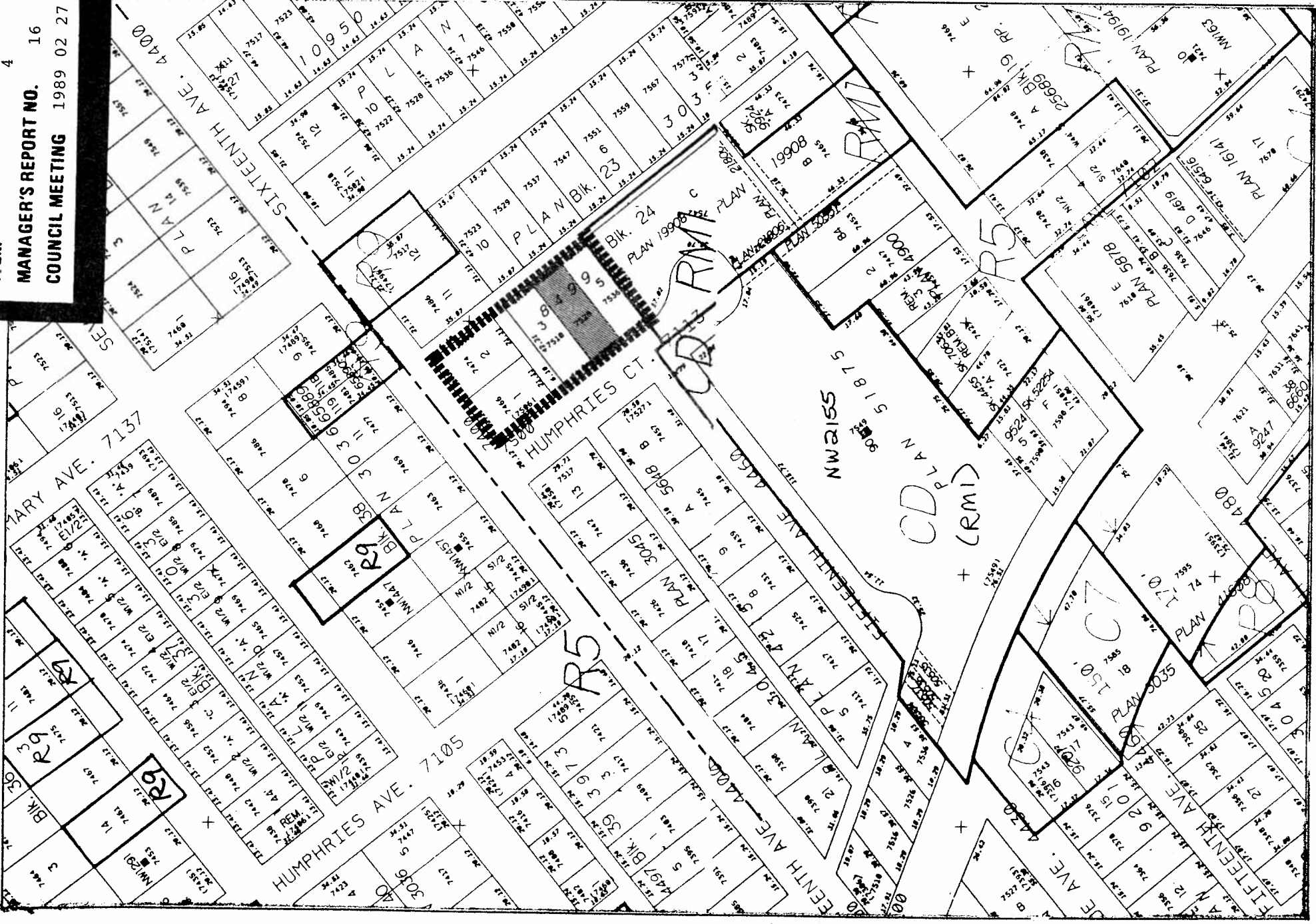


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

RR
RR/ds
Attachments

cc: Chief Building Inspector

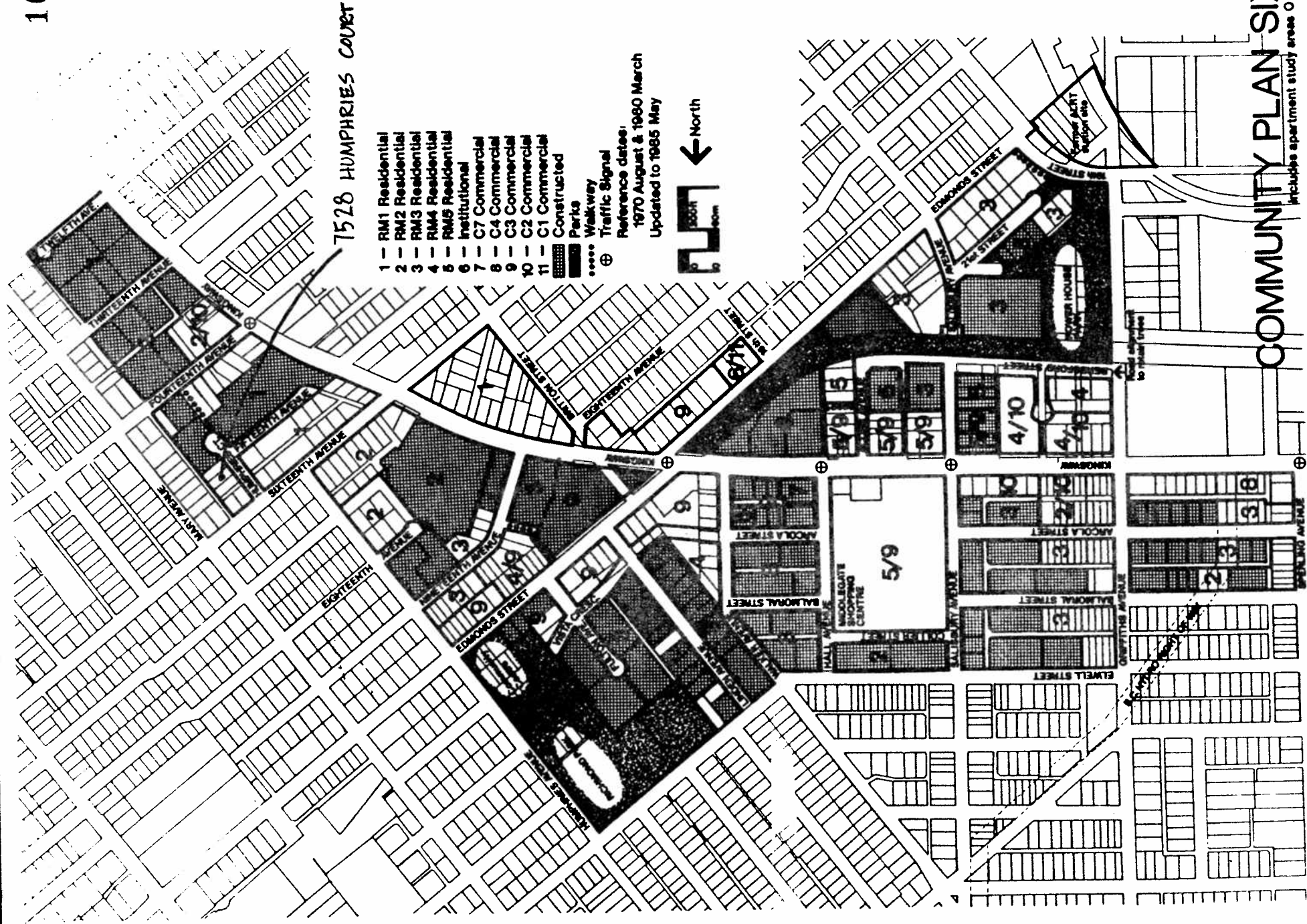
ITEM 4
 MANAGER'S REPORT NO. 16
 COUNCIL MEETING 1989 02 27



Date: 89. FEB.
 Scale: 1:2000
 SKETCH 1

7528 HUMPHRIES COURT

BOUNDARY OF PROPOSED REDEVELOPMENT SITE



SKETCH 2