

RE: APPLICATION FOR BUILDING PERMITS
4351 PENDER STREET/4355 PENDER STREET/521 WILLINGDON
COMMUNITY PLAN AREA THREE (HASTINGS STREET AREA)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 AUGUST 25

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: APPLICATION FOR BUILDING PERMITS
4351 PENDER STREET
4355 PENDER STREET
521 WILLINGDON (PENDER AT WILLINGDON)
COMMUNITY PLAN AREA THREE (HASTINGS STREET AREA)
(REFER ATTACHED SKETCHES 1 AND 2)

PURPOSE: To advise Council of applications for building permits for new houses in the Pender Street area of the Hastings Street Community Plan area.

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RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

1.0 BACKGROUND:

Three applications have been received for the construction of new dwellings on sites presently occupied by older single family dwellings at 4351, 4355 Pender Street and 521 Willingdon Avenue. These sites lie within the Hastings Community Plan Three area that was approved by Council in 1969 and is currently in the process of being reviewed. The demolition of existing dwellings and the construction of new single-family dwellings would conflict with the 1969 plan which designates these areas as part of larger high density redevelopment sites. At present, the Hastings Street Advisory Committee is in the process of reviewing this plan, however, it is expected to be a number of months before the Committee is in a position to submit recommendations to Council for a revised plan for the area.

2.0 CURRENT SITUATION:

While the current plan remains in place calls for large lot assemblies that would necessitate the inclusion of the subject lots in larger lot assembly areas, the land uses and assembly pattern is under review as part of the Hastings Advisory Committee's work.



The situation in each case is as follows:

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a) 4351 AND 4355 PENDER STREET

These lots are currently developed with older single level houses with no basements. The existing zoning is R5 (Residential). Each lot is 10 m (33 ft.) wide and the two houses are adjacent to each other in a mid-block location on the north side of Pender Street. Across the lane to the north, there are commercial buildings which front on Hastings. The general condition of the adjacent houses on this side of the 4300 block Pender Street is fair to good, based on a windshield survey.

b) 521 WILLINGDON AVENUE

This lot is located at the south-west corner of Willingdon Avenue and Pender Street and is presently developed with a small older single level house with no basement. It is presently zoned RM3 (Multiple Family Residential) which permits apartments and also single family dwellings. This site is one of three 10 m (33 ft.) lots that lie between Willingdon and an existing three-storey apartment building on the south side of Pender Street.

The construction of a new dwelling on this corner site would effectively prevent the construction of a small apartment on the remaining two lots as they would be too small to have the frontage [30 m (98.4 ft.)] and area required to permit the construction of an apartment under the RM3 zoning.

Due to the impact of this potential house construction, it is proposed that staff write to the two adjacent owners to inform them of the situation prior to the issuance of a building permit for their information. It will be necessary to advise them that the Municipality cannot prevent the issuance of a building permit, however it may encourage the owners to co-operate with each other, and will serve to make them aware of the situation.

Staff have contacted the owners of all three lots for which applications have been made to advise them of the situation in each case. The owners have stated that they wish to proceed with the construction of new houses.

The Hastings Advisory Committee has also been advised of these permit applications.

3.0 OPTIONS:

In cases where an application conflicts with an Official Community Plan, or certain types of regulatory bylaws in the course of preparation, Council has the authority under the Municipal Act to withhold Building Permits for up to ninety days. In this case, however, this procedure cannot be utilized as neither an Official Community Plan nor a qualifying bylaw are involved.

The remaining option is to have the Municipality negotiate the purchase of the land and hold the properties for future redevelopment. This option has sometimes been utilized in the past where the adopted Plan objectives would clearly be compromised by new development; however, under the present circumstances, it does not appear that the acquisition costs could be justified.

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3.0

CONCLUSION:

Under the terms of the Municipal Act, there are no viable steps available to the Municipality to refuse these applications and acquisition cannot be justified. Staff will therefore, unless otherwise directed, issue the required permits for demolition and the new dwellings upon completion of the necessary steps. The owners are aware of the Municipality's objectives in this area and will be invited to keep informed of the progress of the Plan review.

ALP
BR:ap

Attachments

cc: Hastings Advisory Committee
Municipal Solicitor
Chief Building Inspector

A. L. Parr
A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM 3
 MANAGER'S REPORT NO. 55
 COUNCIL MEETING 89/09/05

Proposed RM5 High Density Apartment Sites

- 1 - Existing Comprehensive Development CD (RM5 & C3 guidelines) Rezoning Reference Number 1/80
- 2 - Site Area - 2.80 ac.; Max FAR-2.2; Approximate Total Units 360; Population Density - 290 People/ac. (Approximate)
- 3 - Site Area - 1.55 ac.; Max. FAR - 2.2; Approximate Total Units 190; Population Density - 280 People/ac. (Approximate)
- 10 - Site Area - 3.50 ac.; Max. FAR - 2.2; Approximate Total Units 445; Population Density - 290 People/ac. (Approximate)
- 11 - Site Area - 3.40 ac.; Max. FAR - 2.2; Approximate Total Units 430; Population Density - 290 People/ac. (Approximate)
- 12 - Site Area - 3.43 ac.; Max. FAR - 2.2; Approximate Total Units 440; Population Density - 295 People/ac. (Approximate)
- 13 - Site Area - 3.47 ac.; Max. FAR - 2.2; Approximate Total Units 445; Population Density - 295 People/ac. (Approximate)

4 - Existing RM3 Apartment Site

5 - Proposed C3 Commercial

6 - Hastings Street Urban Renewal Precinct

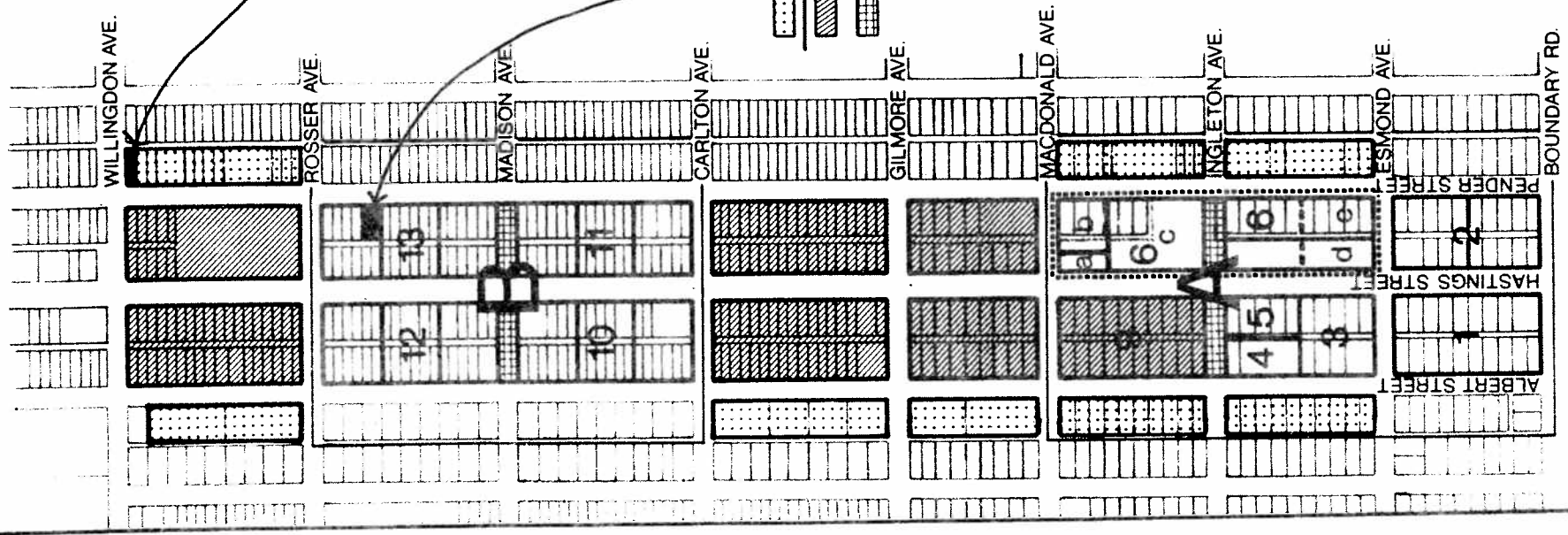
- a. Public Square - 0.22 ac.
- b. Community / Institutional - 0.70 ac.
- c. Comprehensive Development - 2.2 ac. CD (RM4 & C2 guidelines) Rezoning Reference No. 142/81
- d. Comprehensive Development - 1.17 ac. CD (C2 guidelines)
- e. Comprehensive Development - 1.62 ac. CD (RM4 guidelines)

9 - Proposed C3 High Density Commercial

Existing & Proposed RM3 Medium Density

Proposed C3 Commercial

Major Pedestrian Links



UNDER REVIEW

521 WILLINGDON

4351 PENDER ST.

4355 PENDER ST.



Updated to 1985 March
 Ref. Date: June 1969

COMMUNITY PLAN THREE



Planning & Building Inspection Department

Date: 1989 AUGUST

Scale:

Drawn By:

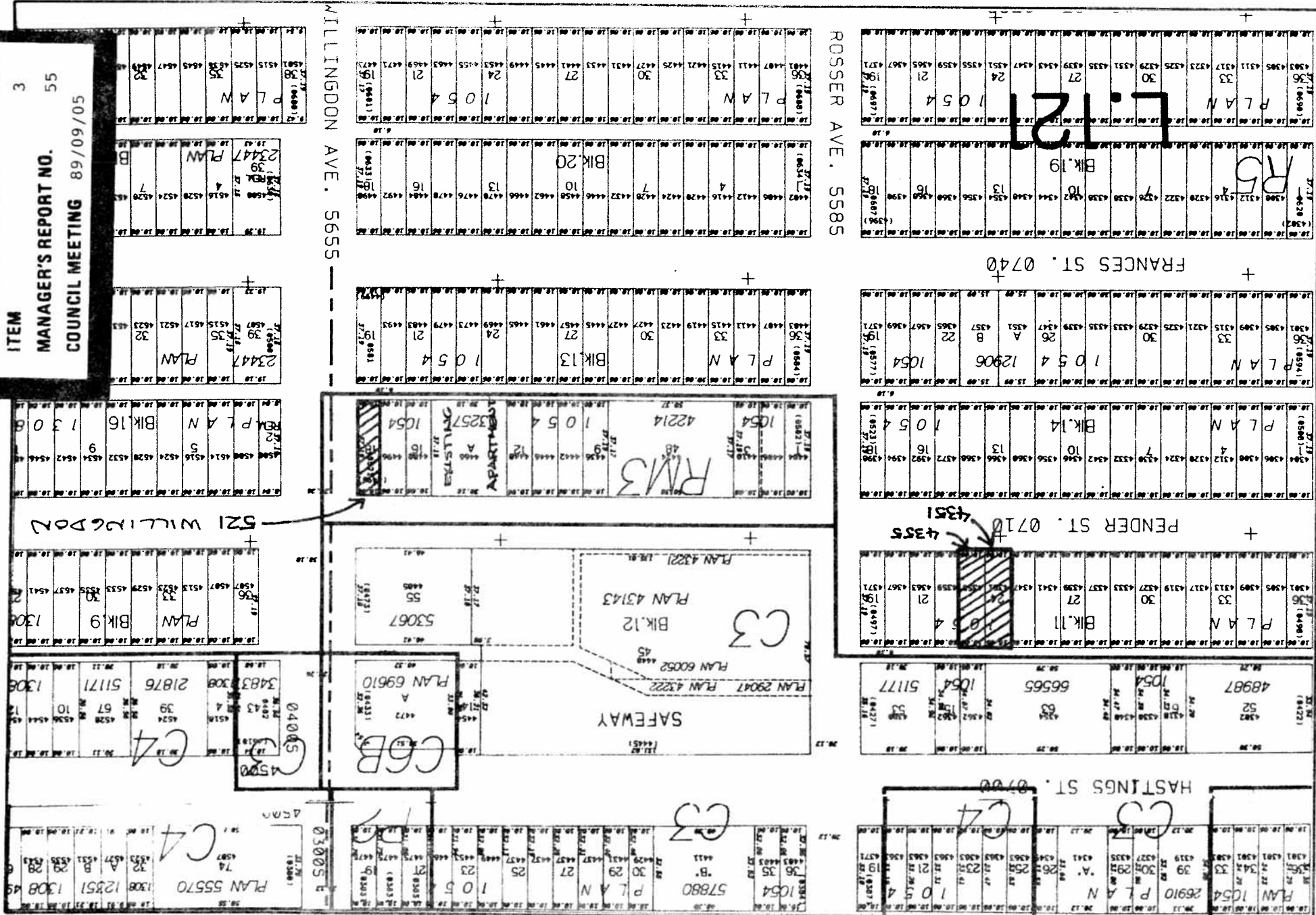
PROPOSED NEW DWELLINGS

· 4351 PENDER

· 4355 PENDER

· 521 WILLINGDON

SKETCH 1



ITEM 3
MANAGER'S REPORT NO. 55
COUNCIL MEETING 89/09/05



Date:

1989 AUGUST

**Planning &
Building Inspection
Department**

Scale:

1:2000

Drawn By:

REQUESTED BUILDING PERMITS:

· 4351 PENDER

· 4355 PENDER

· 521 WILLINGDON

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SKETCH 2

