

RE: COMMUNITY PLAN SIX
APPLICATION TO CONSTRUCT A NEW DWELLING
7020 SPERLING AVENUE
SITING APPROVAL NO. 39/89

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1989 AUGUST 21

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: COMMUNITY PLAN SIX
APPLICATION TO CONSTRUCT A NEW DWELLING
7020 SPERLING AVENUE
SITING APPROVAL #39/89

PURPOSE: To inform Council of a request for approval for construction of a new single-family dwelling on a property forming part of a site designated for multi-family residential development based on RM2 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.

=====
RECOMMENDATION:

- 1) THAT this report be received for information purposes.

REPORT

The Planning and Building Inspection Department has received an application for construction of a new single-family dwelling at 7020 Sperling Avenue (see attached 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 attached Sketch #2) and forms part of a site designated for multi-family residential development based on RM2 guidelines.

The proposed multi-family development site consists of a total of seven lots, the southern two of which are occupied by two recently constructed dwellings while the lot to the north is occupied by an older dwelling in good condition. It is therefore apparent that the multi-family redevelopment potential of the subject site could be limited for a number of years.

ITEM	14
MANAGER'S REPORT NO.	55
COUNCIL MEETING	89/09/05

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 RM2 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, which 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.

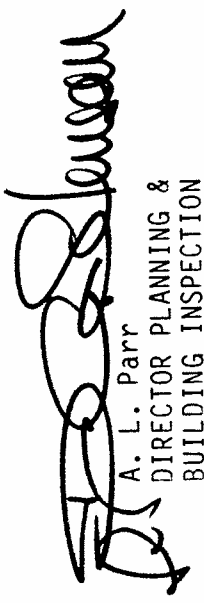
158

This is for the information of Council.

RR
RR:ap

Attachments

cc: Chief Building Inspector


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

