

RE: CORRESPONDENCE FROM MR. BRIAN CALDER OF THE REAL ESTATE BOARD OF GREATER VANCOUVER, 1101 WEST BROADWAY, VANCOUVER, B.C., V6H 1G2, REGARDING SMALL LOT DEVELOPMENT PROPOSAL

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER
1989 MARCH 01

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: CORRESPONDENCE FROM MR. BRIAN CALDER OF THE REAL ESTATE BOARD OF GREATER VANCOUVER REGARDING SMALL LOT DEVELOPMENT PROPOSAL

PURPOSE: TO RESPOND TO CORRESPONDENCE FROM MR. CALDER OF THE REAL ESTATE BOARD OF GREATER VANCOUVER.

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RECOMMENDATION

1. THAT a copy of this report be sent to:

Mr. Brian Calder
Real Estate Board of Greater Vancouver
1101 West Broadway
Vancouver B.C.
V6H 1G2

REPORT

1.0 BACKGROUND

Appearing on the same agenda as this report is a letter to Council from Mr. Brian Calder of the Real Estate Board of Greater Vancouver. The purpose of this letter is to inform Council that the Real Estate Board has concerns with regards to the small lot development proposal.

2.0 DISCUSSION

The goal of the small lot development proposal is to find an alternative method to R9 zoning to permit small lot subdivision in existing single and two family neighbourhoods. From the outset it was determined that the review would not include a comprehensive review of zoning regulations affecting development in single and two family areas, as is suggested by the Real Estate Board in their letter. It was felt that the inclusion of these other issues may unnecessarily confuse and complicate the discussion of the proposal. These issues, however, may be reviewed subsequent to the resolution of the small lot development problem if the need arises.

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COUNCIL MEETING	89/03/06

The Planning & Building Inspection Department has now completed the public review and comment process for the small lot development proposal. As part of this process, The Real Estate Board of Greater Vancouver submitted a brief at the Special Council Meeting of 1989 February 16. We are now preparing a report for submission to Council which will summarize and analyze all of the comments received in writing and verbally at the public meetings and the Special Council Meeting, and recommend a further course of action.

3.0 CONCLUSION

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The Real Estate Board still has the opportunity to submit additional comments about the small lot development proposal within the next few weeks to be included in staff's analysis of public comments regarding the proposal. Further, we would welcome the Board's views on the other issues mentioned in their letter which could be incorporated within our ongoing review of housing trends and regulatory controls within the Municipality.

AL
BG/jp

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