

TO: MUNICIPAL MANAGER
FROM: DIRECTOR PLANNING AND BUILDING

1991 OCTOBER 08

SUBJECT: COMMUNITY PLAN SIX - EDMONDS TOWN CENTRE AREA
APPLICATION TO CONSTRUCT AN ADDITION TO
AN EXISTING DWELLING - 7320 HUBERT STREET
SITING APPROVAL #46/91

PURPOSE: To inform Council of a Building Permit application for an addition to an existing single-family dwelling on a property forming part of a site designated for townhousing within the adopted Community Plan Six.

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RECOMMENDATION:

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

R E P O R T

An application has been made for Building Permit approval for construction of an addition to an existing single-family dwelling at 7320 Hubert Street (see attached sketch #1) under the current R5 Residential District zoning of the site. 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 RM1 District guidelines. In accordance with established policy, this report is therefore being submitted for Council's information.

The existing dwelling on the subject site has a floor area of approximately 242.0 m² (2,606 sq. ft.) while the proposed addition has an area of approximately 127.7 m² (1,375 sq. ft.) providing an increase of 53 per cent. Surrounding properties, which would be included in any proposed multi-family development site, are primarily occupied by older dwellings. It is considered that the proposed addition on the subject site will tend to impede or delay the assembly of the proposed redevelopment site, as the cost of land assembly would have to recognize the value of the addition.

Notwithstanding, it is acknowledged that the addition is permitted under the existing R5 Residential District zoning of the subject property, and that the potential timing of redevelopment of the proposed RM1 site assembly is uncertain. In the circumstances, the only feasible alternative to issuance of a Building Permit for the proposed addition 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 the Building Permit application for construction of the proposed addition in the usual manner, subject to compliance with all applicable regulations.

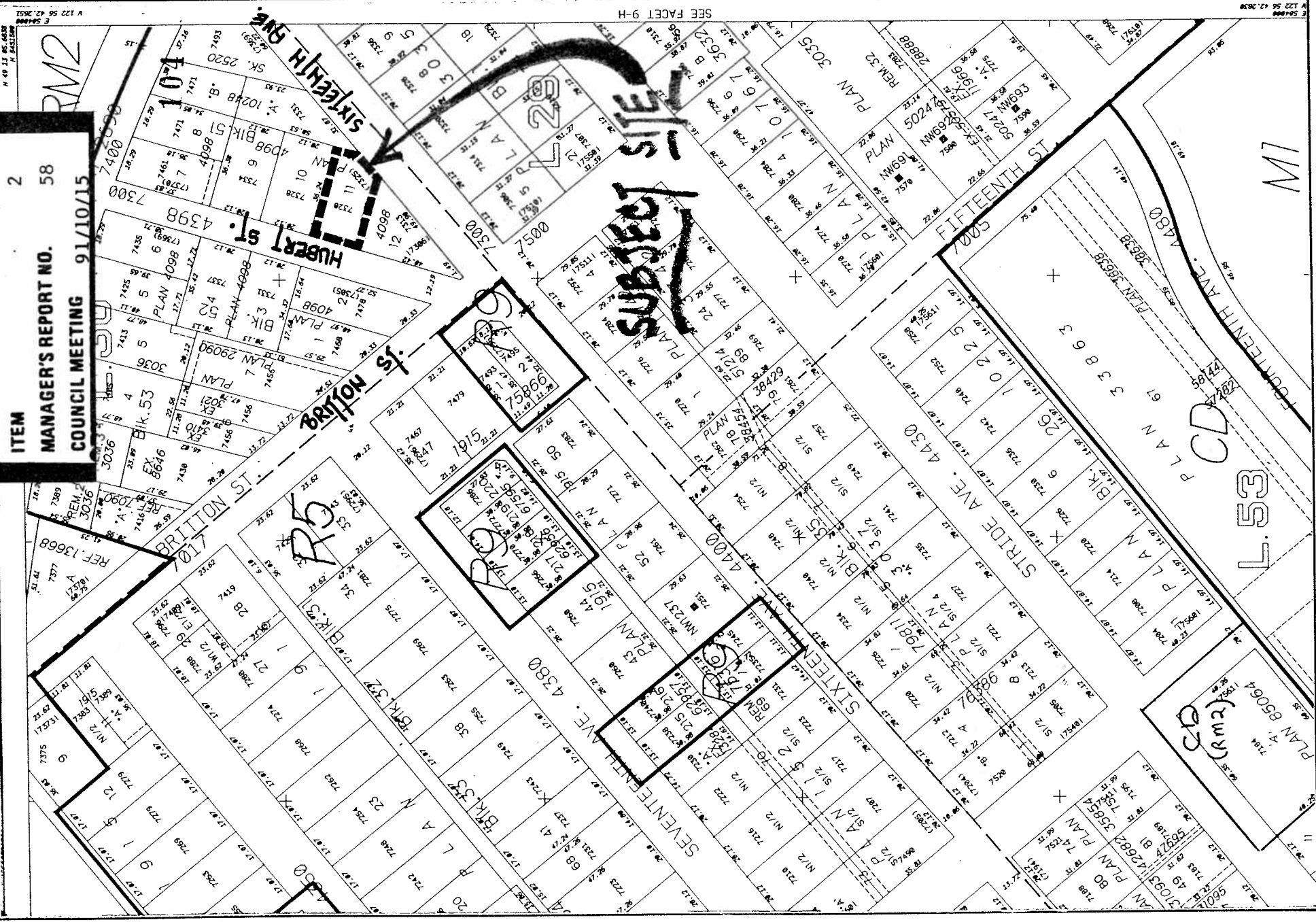
This is for the information of Council.

RRP

RR:ap
Attach.


A.L. Parr, Director
Planning and Building

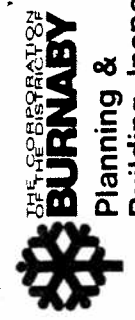
c.c. Chief Building Inspector



ITEM 2
MANAGER'S REPORT NO. 58
COUNCIL MEETING 9/10/15



North



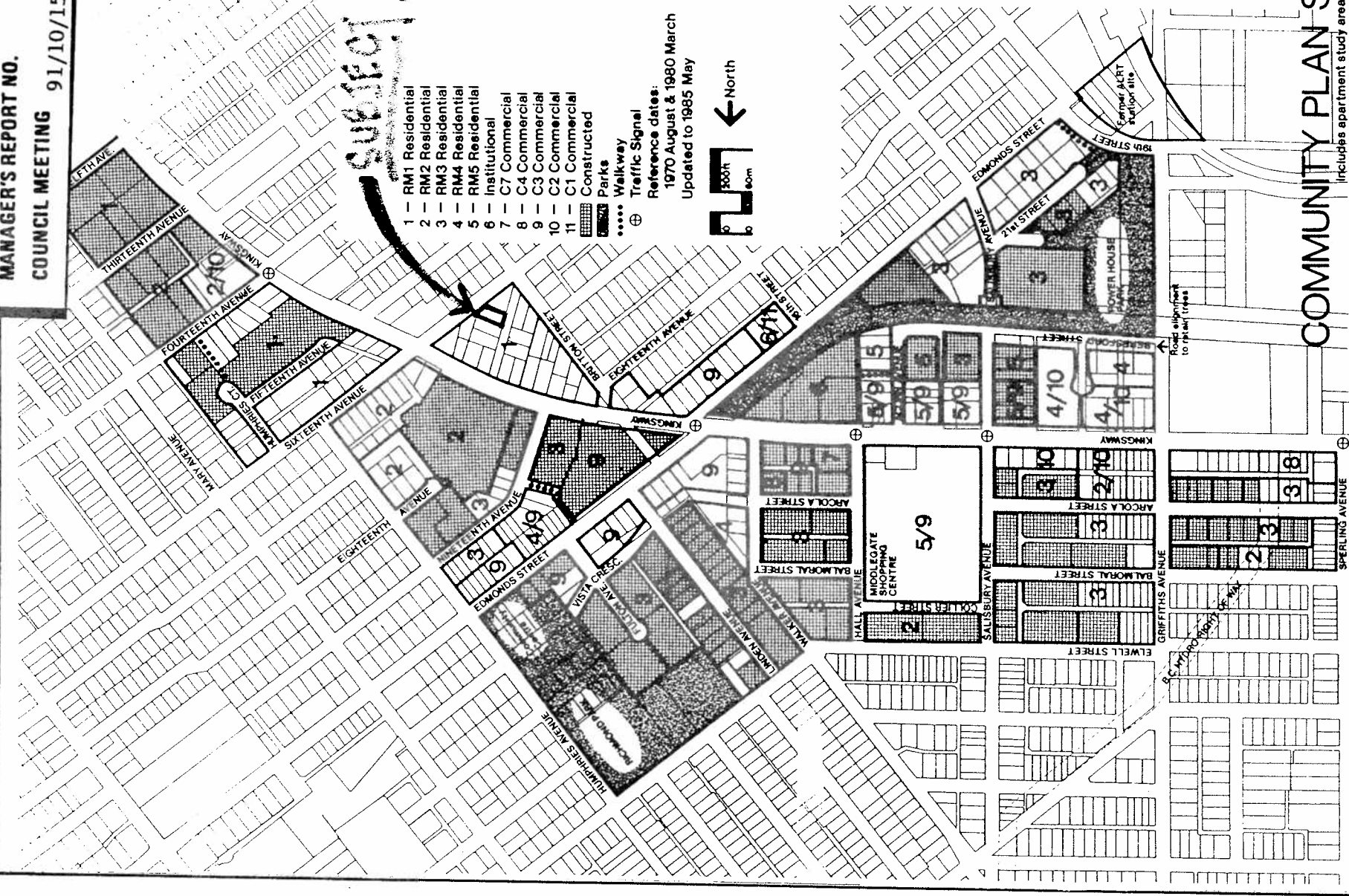
Planning &
Building Inspection
Department

7320 HUBERT STREET

Date:	october 1991
Scale:	1:2000
Drawn By:	J.P.C.

SKETCH #1

ITEM 2
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COUNCIL MEETING 91/10/15



Date:

october 1991

Scale:

N.I.S.

Drawn By:

J.P.C.



Planning &
Building Inspection
Department

7320 HUBER STREET

105

SKETCH #2.

