

ITEM	4
MANAGER'S REPORT NO.	58
COUNCIL MEETING	94/10/17

TO: CITY MANAGER 1994 October 12

FROM: DIRECTOR PLANNING AND BUILDING Our File: 16.400.9

SUBJECT: BUILDING PERMIT APPLICATION: 8554 ARMSTRONG AVENUE

PURPOSE: To obtain Council authority to process a building permit application for a new single-family dwelling in the Crest area.

RECOMMENDATIONS:

- 1. **THAT** Council authorize staff to process a building permit application for a new single-family dwelling at 8554 Armstrong Avenue.

REPORT

1.0 BACKGROUND

In May 1994, a petition was submitted to Council requesting a survey to determine if the majority of property owners would be in favour of changing the zoning from R3 to R10 District. The R10 District is more restrictive than the R3 District in terms of the permitted building height, size and shape.

In response to the petition, Council initiated an area rezoning process for the Crest neighbourhood in July 1994. The study area is bounded by Armstrong Avenue to the north, Tenth Avenue to the south, Cumberland Street to the west, and Langley Street to the east (map in **Attachment A**).

On 1994 September 27, the Housing Committee received a report on the findings of a questionnaire for an area rezoning to R10. At that meeting, the Committee requested that a further opportunity be given for response by the residents of the sub-area proposed for rezoning. Subsequently, in response to a reminder notice, more questionnaires have been returned. A report will be submitted to the next Housing Committee meeting to be held on 1994 October 25.

2.0 BUILDING PERMIT APPLICATION: 8554 ARMSTRONG AVENUE

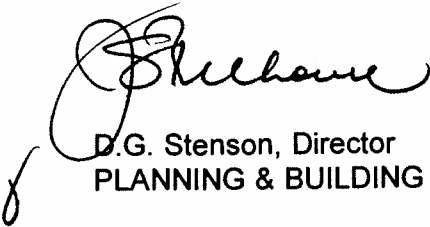
On 1994 September 22, a building permit application for a new single-family dwelling at 8554 Armstrong Avenue was received (see Attachment A). The proposed dwelling is based on R3 zoning.

Planning & Building
Re: Building Permit Application
8554 Armstrong Avenue
1994 October 12 Page 2

ITEM	4
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In the report that was submitted to the Housing Committee on 1994 September 27, it was proposed that the properties along Armstrong Avenue be excluded from the area rezoning to R10 given a lack of support from the property owners. Out of a total of 31 properties on Armstrong Avenue, only 5 of the 14 respondents preferred R10 zoning. On this basis, it is recommended that Council authorize staff to process this building permit application for 8554 Armstrong Avenue.

For the Crest area, a report on the findings of the area rezoning questionnaire will be submitted to Council in early November.


D.G. Stenson, Director
PLANNING & BUILDING


SL/jp



Attachment

cc: Chief Building Inspector
Supervisor Plan Checking

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CREST NEIGHBOURHOOD

-  Study Area
-  8554 Armstrong Avenue: building permit application

