

TO: CITY MANAGER

1998 May 06

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: 6884 WALKER AVENUE
CORRESPONDENCE FROM MRS A. KILPATRICK

PURPOSE: To provide a response to a letter to Council regarding the subject property.

RECOMMENDATION:

1. **That** a copy of this report be sent to Mrs. A. Kilpatrick, 4061 West 38th Avenue, Vancouver, B.C. V6N 2Y8.

REPORT

On 1998 May 4 Council received correspondence from the owner of the subject property. The owner indicated that the low rental apartments directly across the street were adversely affecting the value of her property. The owner wanted to know: 1) what steps she could take to rezone the property to permit two family dwelling development and 2) if the City could ask the owners of the apartments to erect a 6 foot high fence along the Elwell Street side of the property.

The subject site is 15.24m (50ft.) by 36.82m (120.8ft.), with an approximate area of 561.1m². The site is zoned R3 Residential District, which permits single family dwellings and is occupied by an older single family dwelling. Surrounding the site to the north is the remainder of the well defined single family R3 District zoned area, with an RM3 Multiple Family District zoned area with medium density apartments across Elwell Street to the southeast and an R5 District zoned area; which permits single and two family dwellings, across Walker Avenue to the west.

With regard to the question of rezoning the site to permit a two family dwelling, two family dwellings are permitted in the R4 and R5

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Residential zoning districts, subject to minimum lot area and width requirements. However in this case, the subject site does not satisfy the minimum lot area and width requirement for two family dwellings in either the R4 or the R5 District. The R5 District, which contains the lower lot size requirement, requires a minimum lot area of 668.88m² (7,200 sq.ft.) and a minimum lot width of 18.28m (60ft.) for two family dwellings, while the subject site has an area of 561m² (6,038sq. ft.) and a width of 15.24m (50ft.). Therefore, the site does not qualify for rezoning to permit two family dwelling development. It is noted that as recently as July 1996 Council, through the Housing Committee, considered, the regulations pertaining to the lot size requirements for two family dwellings, at which time modifications were made to the R4 District requirements. The current lot size requirements for two family dwelling development are considered appropriate.

In terms of the question regarding asking the owners of the apartments to erect a 6 foot high fence along the Elwell Street side of the property, staff have determined that while it is permissible to construct a fence in this location, subject to the regulation concerning vision clearance at intersections, the City can not require the owner to construct such a fence.

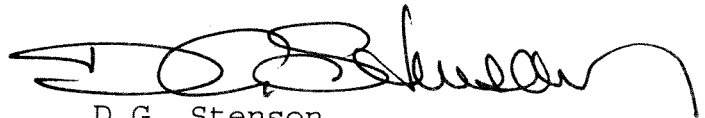
With respect to the benefit and advisability of erecting the proposed fence, staff have conducted a site visit and reviewed the regulations pertaining to fences and have the following comments. The apartment building directly across from 6884 Walker Avenue is an older building which could benefit from some sprucing up, but is not considered "downtrodden", as indicated by the letter writer. It is also noted that there is a tall evergreen hedge on the subject property facing Elwell Street and a row of deciduous trees in front of the apartment building. In general, limiting the location and height of fences in residential areas is intended to provide an open, aesthetically pleasant streetscape that highlights required landscaping, while avoiding a stark, walled effect along the streetscape. In addition, encouraging the more open streetscape assists general community security by providing more open public/semi-private space, with more opportunities for surveillance. In the subject case, there are no other fences along Elwell Street on the immediately adjacent properties, therefore, a fence in this location would be somewhat out of context. As it is not within the

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City's authority to request or require construction of a fence, and as this is an established apartment site, not undergoing redevelopment, it would not be appropriate for the City to ask the owners to do so.

In summary, the subject site does not meet the lot area and width requirements for rezoning to permit a two family dwelling and while a 6 foot high fence in front of the apartment building across Elwell Street is permitted, it is not recommended that the apartment owner be requested to construct such a fence.

This is for the information of Council.



D.G. Stenson
Director Planning and Building

BW:yr

6884Walker.clrpt

