

TO: CITY MANAGER 2000 JULY 24

FROM: DIRECTOR PLANNING AND BUILDING Our File: 15.503.2

SUBJECT: **DEVELOPMENT INQUIRY - 5167 SIDLEY STREET  
LOT 64, DISTRICT LOT 98, GROUP 1, PLAN 24504  
ROYAL OAK COMMUNITY PLAN - SUB AREA 3  
(Attached Sketches #1 and #2)**

PURPOSE: To advise Council of a development inquiry regarding future construction of a new dwelling at 5167 Sidley Street located within the Royal Oak Community Plan.

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**RECOMMENDATION:**

1. **THAT** this report be received for information purposes.

**R E P O R T**

**1.0 INTRODUCTION**

A development inquiry has been received from the owners of 5167 Sidley Street who are intending to sell the property in relation to an estate matter (see Sketch #1). An old, small dwelling is located on this 15.79 m (51.8 ft.) by 42.16 m (138.3 ft.), 665.7 m<sup>2</sup> (7,165.8 sq.ft.) lot and, therefore, it is likely that a purchaser of the property would wish to demolish the existing dwelling and construct a new dwelling in accordance with the prevailing R5 Residential District zoning. The existing dwelling is not listed on the heritage building inventory.

The property is located within the adopted Royal Oak Community Plan, Sub Area 3, and is designated for townhouse-type, transitional multiple-family residential redevelopment utilizing the RM2-District as a guideline (see Sketch #2). In general, it would be desirable to include this property within a six lot site assembly extending from Sidley Street to Victory Street with the closure of the existing east-west lane allowance and dedication of a new north-south lane allowance along the west side of the site. The usual position expressed by this department in such circumstances, is to indicate that construction of a new single-family dwelling on the subject property would hamper redevelopment of this transitional multiple-family development site in line with the adopted Community Plan.

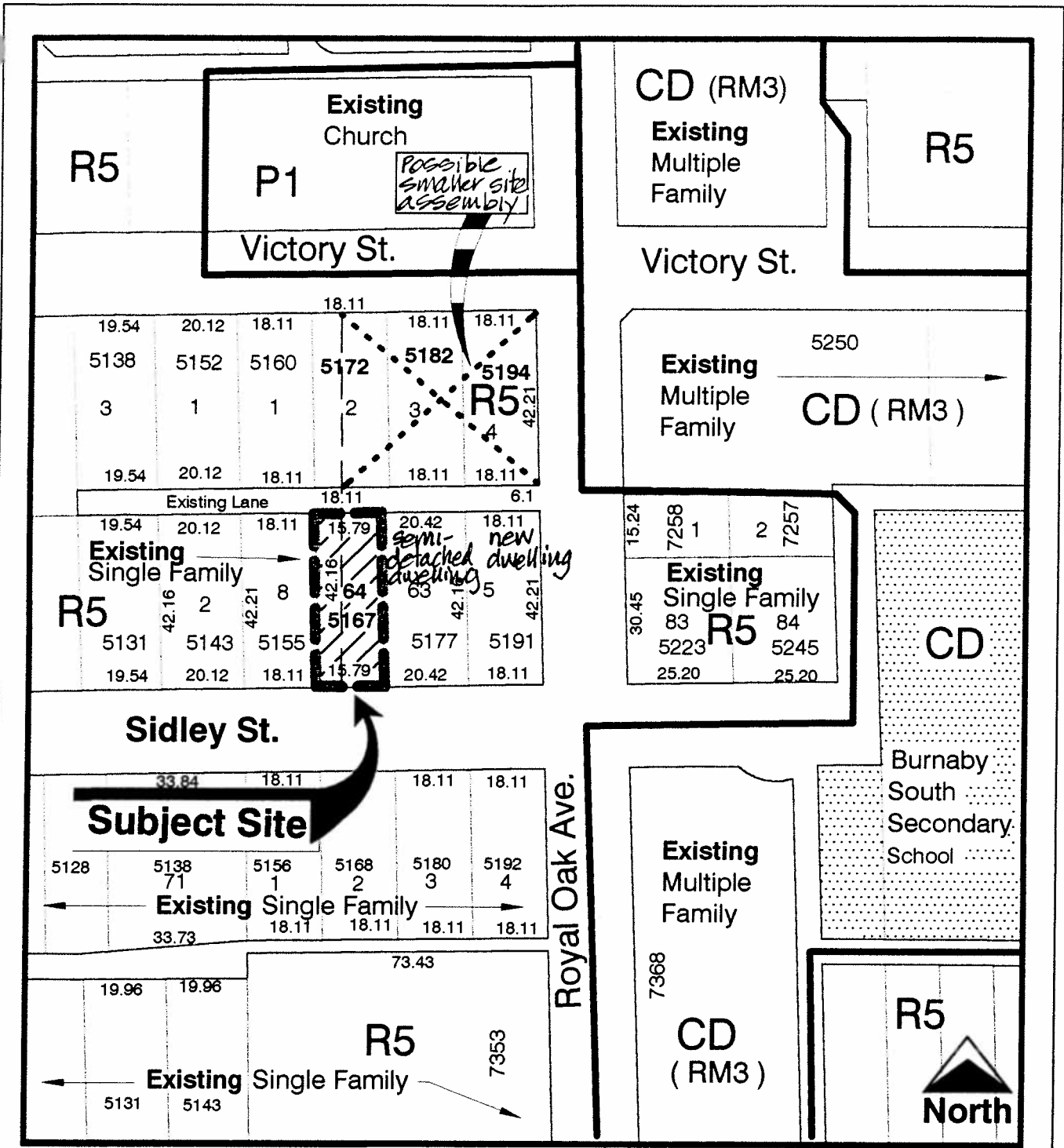
To preclude redevelopment not in line with the Plan, one option, for which the current owner is receptive, is the acquisition of the property by the City. However, along the Sidley Street frontage, the adjacent property to the east at 5177 Sidley Street accommodates a very well maintained large, semi-detached dwelling and the next property at 5191 Sidley Street accommodates a new single-family dwelling approved for construction in 1998 September prior to the adoption of the Royal Oak Community Plan in 1999 June. Therefore, City acquisition is not considered appropriate as redevelopment of the Sidley Street frontage is considered a longer range possibility. However, within this context, the three properties at 5172, 5182 and 5194 Victory Street could constitute an appropriate smaller site assembly for multiple-family redevelopment in line with the Plan as they accommodate existing old and/or modest single-family dwellings.

The owner intends to list the property at 5167 Sidley Street for purchase. A new owner will likely make application to demolish the existing dwelling and construct a new single-family dwelling. Therefore, unless otherwise directed by Council, staff are prepared to process and release a demolition permit and a building permit for a new dwelling in line with the prevailing R5 Residential District upon all requirements of the Chief Building Inspector being met.



D. G. Stenson  
Director Planning and Building

KI:lf  
Attachments  
cc: Chief Building Inspector



Planning And Building Department

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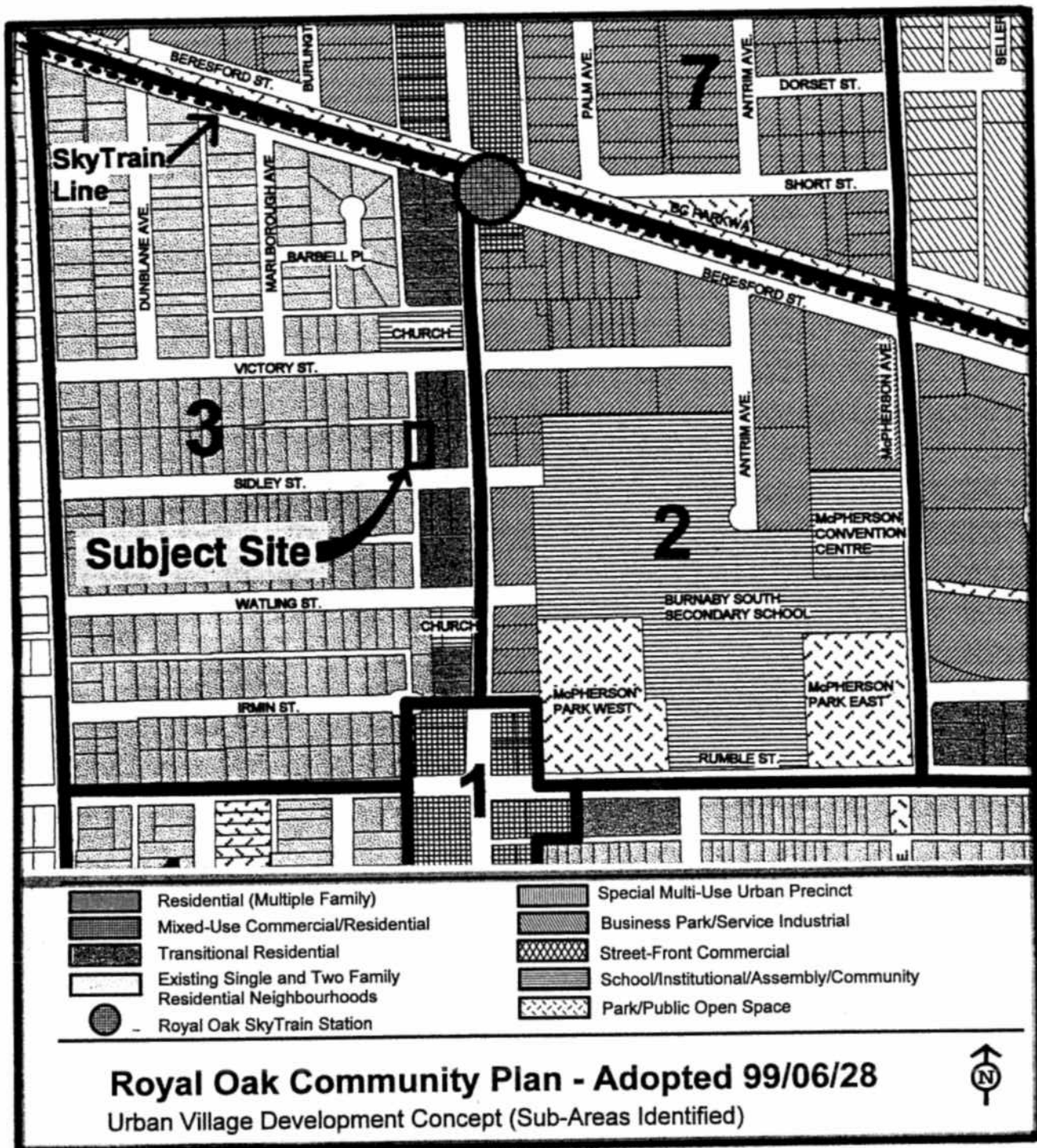
Drawn By: J.P.C.

Date: July 2000

## Development Inquiry

5167 Sidley St.

Sketch # 1



Planning And Building Department

Scale: N.T.S.  
 Drawn By: J.P.C.  
 Date: July 2000

**Development Inquiry**  
 5167 Sidley St. Sketch #2