

**TO:** CITY MANAGER

2000 August 07

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** SITING APPROVAL APPLICATION #02-42  
BUILDING PERMIT APPLICATION  
6607 Royal Oak Avenue (Lowe)  
Lots 15 & 16, Blk. 1, D.L. 152, Plan 1209  
*Metrotown Development Plan (Sub-Area 6)*

**PURPOSE:** To respond to a building permit application for two new single family dwellings at 6607 Royal Oak Avenue located within the Metrotown Development Plan (Sub-Area 6)

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**RECOMMENDATION:**

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

**REPORT**

**1.0 PROPERTY CONTEXT**

Two Building Permit applications have been made by a builder to construct two new single family dwellings on 6607 Royal Oak Avenue (Lots 15 and 16) (see *attached* Sketches #1 and #2).

The property is located within the Metrotown Development Plan and is designated for multiple family residential development. The properties are currently occupied by an older single family dwelling in relatively good condition which straddles both properties. Under the prevailing RM3 zoning, the properties could be redeveloped with new single family dwellings, as the RM3 district permits uses in the R5 district, which include single family dwellings. To the north across Grimmer Street, to the south, and to the west across the rear lane there are three storey multiple family dwellings.

The Metrotown Development Plan designates the two properties at 6607 Royal Oak Avenue for RM3 Multiple Family development based on the consolidation of the two properties.

CITY MANAGER

Re: Siting Approval Application #02-42

6607 Royal Oak Avenue

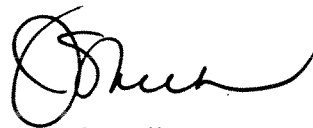
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## 2.9 DISCUSSION

The Metrotown Development Plan designates the properties between Imperial Street and the commercial developments along Kingsway and from Royal Oak Avenue to Marlborough Street for RM3 Multiple Family Residential development; however, some infill multiple family sites, such as the subject site, are of inadequate size for conventional RM3 development and Comprehensive Development utilizing a more appropriate multiple family residential zoning is often used. In this case, lot assembly is not a realistic option as there are existing apartment dwellings in good condition located to the immediate south and across the lane to the west of the site.

As part of the review of alternative forms of multiple family development in designated apartment areas, staff are reviewing the option of allowing RM2 or RM3 development density on a single lot or two lot consolidations rather than requiring large site consolidations. In this context, staff have had a number of discussions with the prospective purchaser of the property, Noort Developments, regarding infill multiple family development on this site, including providing examples of similar suggested housing types and noting the flexibility which is possible with respect to setbacks under Comprehensive Development zoning. The applicant has, however, submitted two building permit applications for single family dwellings and advised this department in writing that they have conducted a design and market analysis and that they want to proceed with a conventional single family form of housing. It is noted that the development of this site with two single family dwellings will not have any direct effect on the surrounding sites as the subject site is a separate lot assembly in the Metrotown Development Plan.

Therefore, unless otherwise directed by Council, the Chief Building Inspector will process and approve the two building permit applications once all the necessary requirements have been met to the approval of the Chief Building Inspector.



J. S. Belhouse

Director Planning and Building

BW:hr

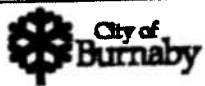
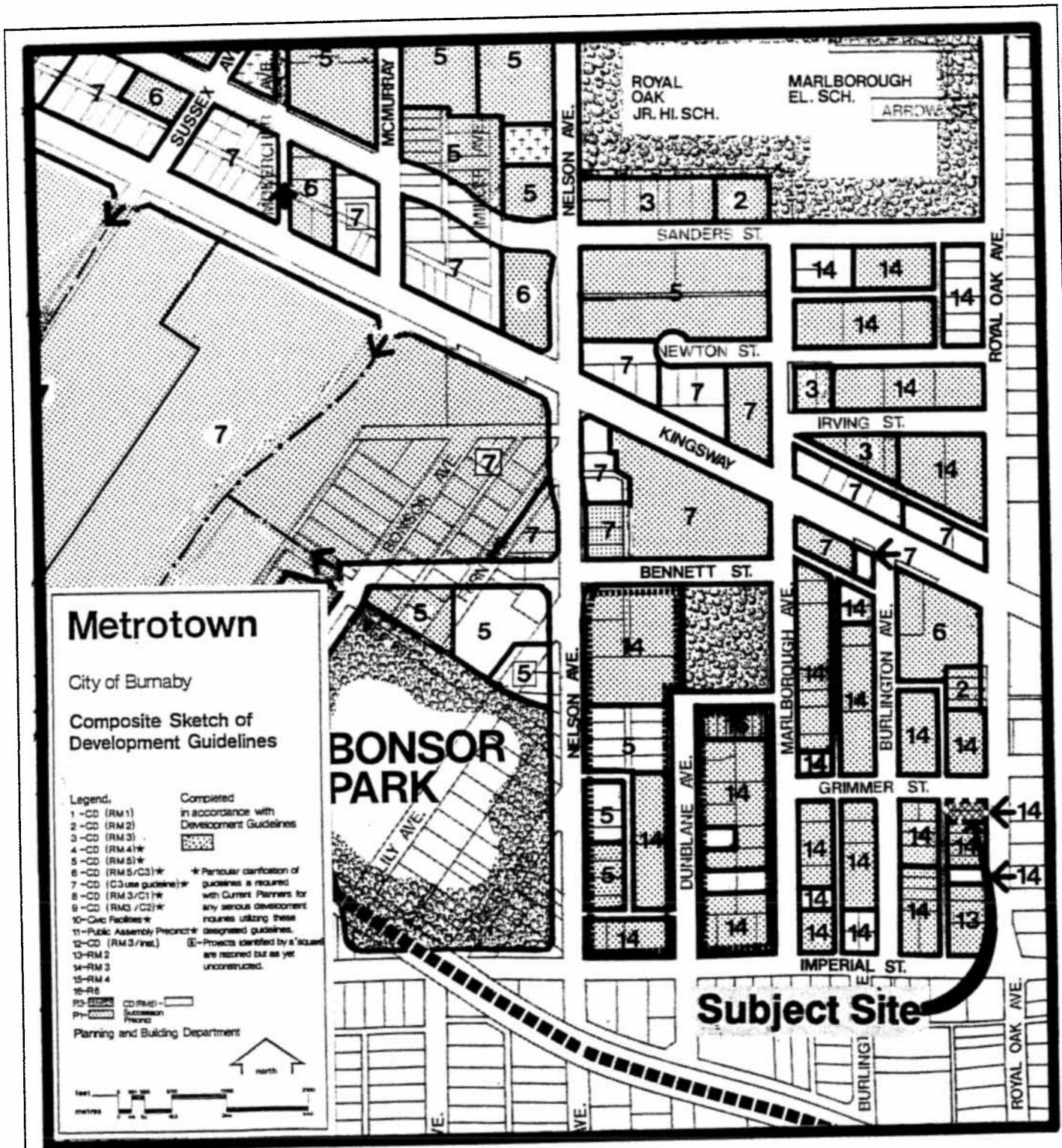
Atts.

cc: City Solicitor

Chief Building Inspector

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**Planning And Building Department**

Scale: N.T.S.

Drawn By: J.P.C.

Date: August 2002

**Proposed Two Single Family Dwellings  
6607 Royal Oak Ave.**

**Sketch # 2**