

**TO:** CITY MANAGER

2002 April 12

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: DEVELOPMENT INQUIRY**  
**6612 ELGIN AVENUE (FIGUEIRAS)**  
**LOT 12, BLOCK 6, DL 94, PLAN 1117**  
**ROYAL OAK COMMUNITY PLAN (SUB-AREA 9)**

**PURPOSE:** To respond to a development inquiry for a new two-family dwelling at 6612 Elgin Avenue located within the Royal Oak Community Plan (Sub-Area 9).

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**RECOMMENDATION:**

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

**R E P O R T**

**1.0 PROPERTY CONTEXT**

Letters have been received from the owners of 6612 Elgin Avenue (see **attached** Sketches #1 & #2) offering their property for sale to the City or, alternatively, seeking permission to build a new two-family dwelling on the subject site.

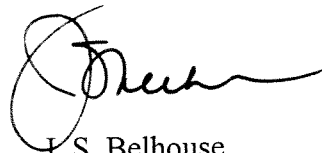
The property is located within the Royal Oak Community Plan (Sub-Area 9). It is occupied by an older house in fair condition. Under the prevailing R5 zoning, the property could be redeveloped with a new two-family dwelling. To the immediate north is a relatively new two-family dwelling in very good condition with a City-owned property, 6576 Elgin Avenue, beyond. To the west, across Elgin Avenue, lies an older house in poor condition. To the south across the unopened lane, lies a parking lot serving a commercial building fronting on Kingsway. Two properties occupied by older dwellings in poor or fair condition abut to the east.

The Royal Oak Community Plan, adopted by Council in 1999 June, calls for the subject property to be consolidated with adjacent properties to the north and redeveloped with medium-density multiple-family dwellings, such as stacked townhouses/apartments, using an RM3 density (FAR of 1.1 with underground parking) similar to the project being pursued to the northwest, Rezoning Reference #01-04 which received Third Reading on 2002 February 11. Elgin Street in front of this property is to be eventually closed as public open green space while the lane to the south is to be widened with a dedication from the property to the south to become a new road. The abutting properties to the east are designated as transitional residential, to be consolidated and developed with medium-density multiple-family dwellings using an RM2 density (FAR of 0.9 with underground parking).

**2.0 DISCUSSION**

Given the new condition of the two-family dwelling abutting to the north of this property, the Royal Oak Development Plan's intent of having this lot consolidated with the adjoining ones to the north will likely not materialize for the foreseeable future. Consideration was given to the possibility of a through-block assembly with the abutting lots to the east using a composite density of the RM2 and RM3 designations with underground parking (FAR range of 1.0). However, this assembly, if it even occurred, is considered to have an awkward, triangular shape, somewhat more difficult than normal to develop. It was therefore determined that it would be more feasible to permit a new two family dwelling on this property, similar to the one currently to the north, and to leave the Dufferin fronting lots for a private developer to acquire at a later date. The appropriate assembly for an RM3 type development would involve properties north of 6590 Elgin Avenue.

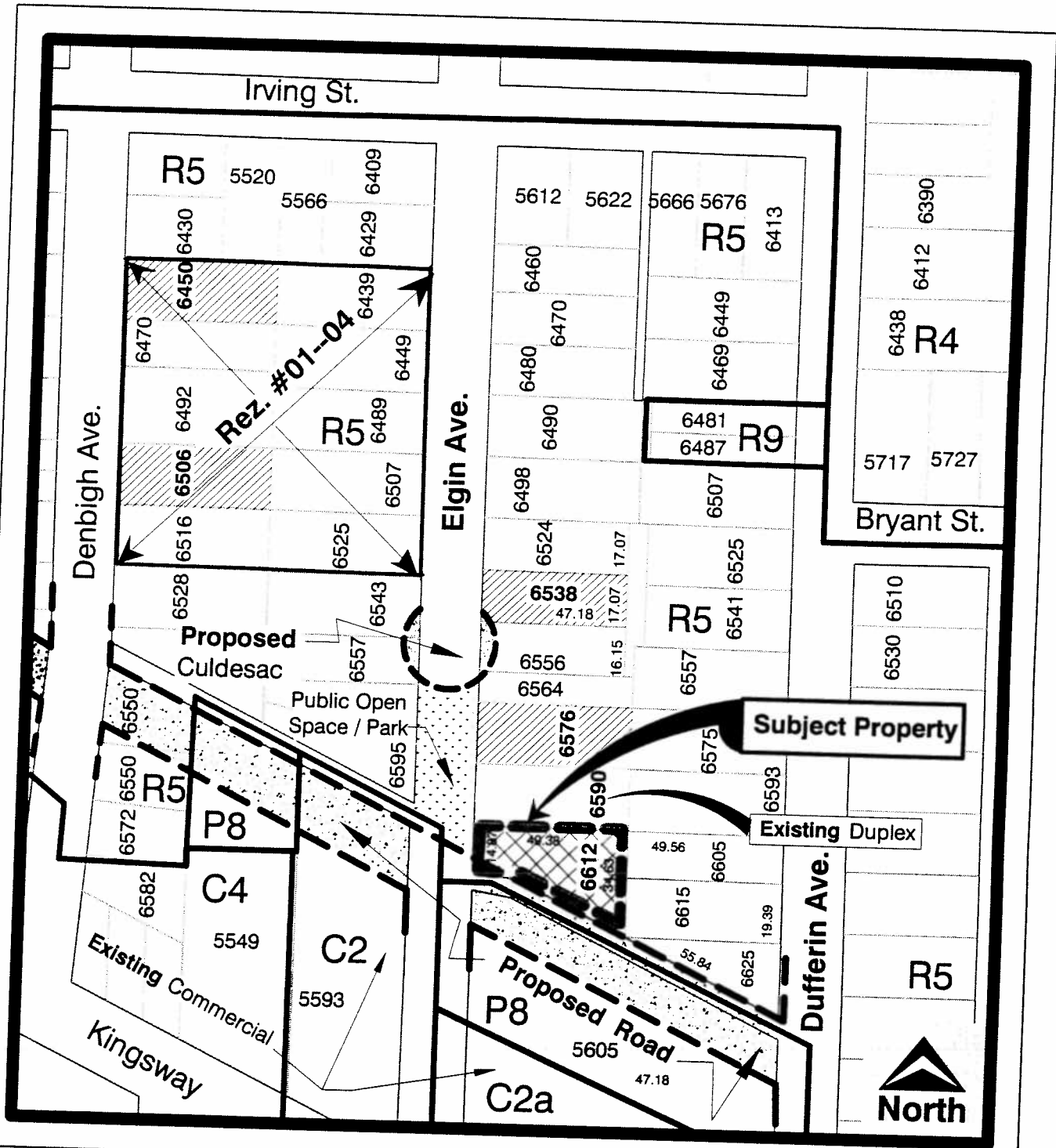
Therefore, unless otherwise directed by Council, if any Building Permit applications are made for 6612 Elgin Avenue, then they would be processed and approved once all the necessary requirements are met.



J. S. Belhouse  
Director Planning and Building

FA:gk  
Attachments

cc. Director Finance  
City Solicitor  
Chief Building Inspector  
Deputy Manager Corporate Services



Planning And Building Department

Scale: 1 = 2000

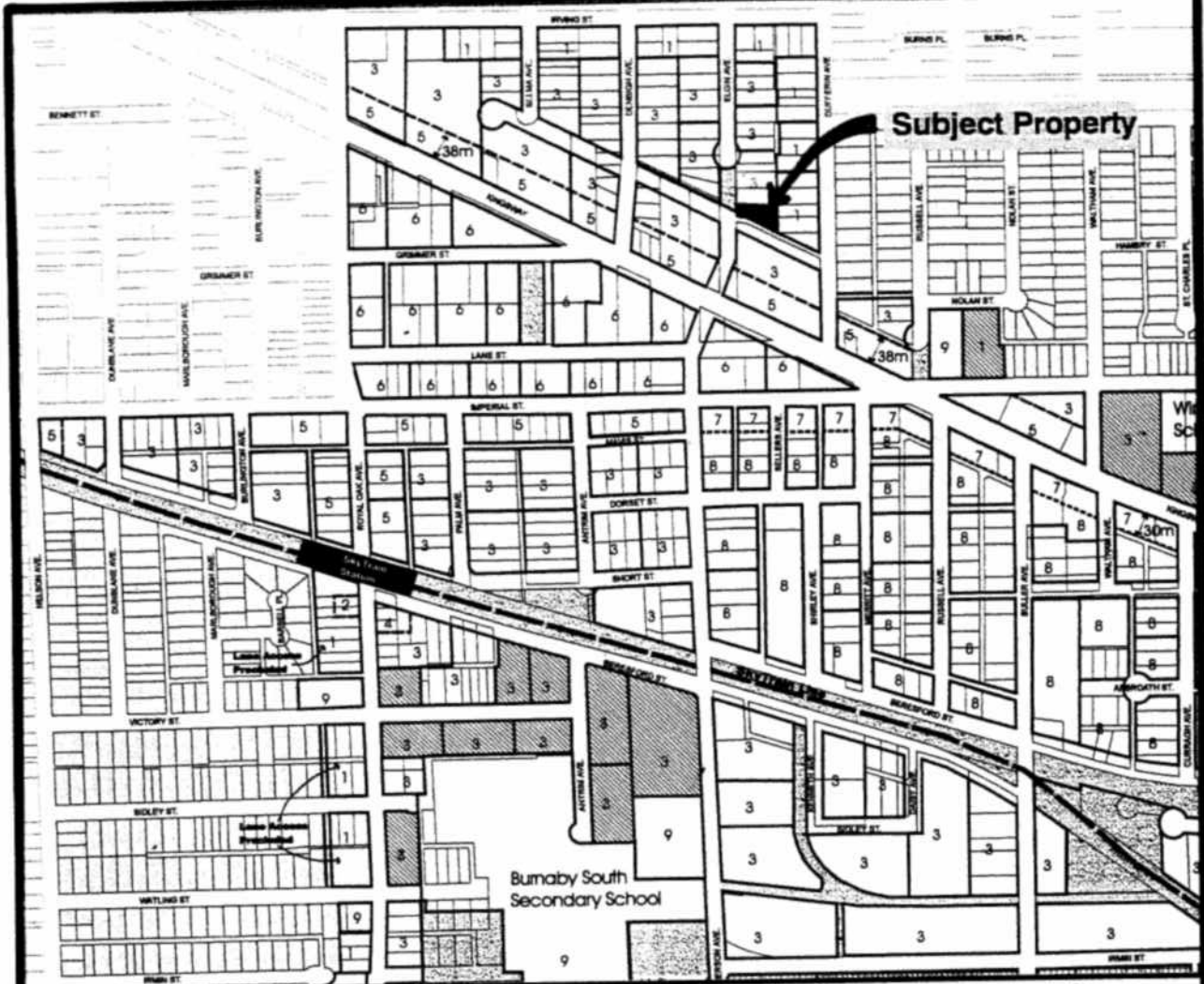
Drawn By: J.P.C.

Date: April 2002

**Proposed New Two-Family Dwelling**  
6612 Elgin Ave.



Sketch # 1



**LEGEND:**

- 1. CD(RM2)
- 2. CD(RM2 & C1 at grade)
- 3. CD(RM3)
- 4. CD(RM3 & C1 at grade)
- 5. CD(Proposed C9)
- 6. CD(Proposed C9a) - (Maximum 25% Residential)
- 7. CD(C2)

- 8. CD(M5)
- 9. Institutional (School, Church, Assembly)
- Single and Two-Family Housing
- Park
- Completed or Reasoned in Accordance With Development Guidelines

Development sites in the Royal Oak Community Plan area are generally to be zoned Comprehensive Development District (CD) utilizing the outlined zoning designations.

Transition Area - Consult Planning for further information.

This Sketch is subject to updating on a continuous basis.

Updated to: 2000 JANUARY



**Royal Oak Community Plan  
Development Guidelines**



Planning And Building Department

**Scale:** N.T.S.  
**Drawn By:** J.P.C.  
**Date:** Sept. 2001

**Proposed Acquisition**  
**5676 Irving St.**

**Sketch # 2**