

TO: CITY MANAGER 2002 JANUARY 30

FROM: DIRECTOR PLANNING AND BUILDING Our files: 12.620, 15,304.1

SUBJECT: DEVELOPMENT INQUIRY (SITING APPROVAL 02-1)
 4022, 4042, 4062, 4072, 4082 & 4092 MANOR STREET
 COMMUNITY PLAN EIGHT

PURPOSE: To seek Council authority to process suitable applications for a new two family dwelling at 4022, 4042, 4062, 4072, 4082 & 4092 Manor Street.

RECOMMENDATIONS:

1. **THAT** staff be authorized to process suitable applications for a new two family dwelling at 4022, 4042, 4062, 4072, 4082 & 4092 Manor Street in Community Plan Eight as outlined in Section 3.0 of this report.

2. **THAT** copies of this report be sent to abutting property owners on the north side of the 4000 Dominion Street and the east side of the 3000 block Gilmore Avenue.

R E P O R T

1.0 CURRENT DEVELOPMENT INQUIRY

This Department has received an application to build a new two-family dwelling under the existing R5 zoning for the subject lots consolidated into one lot (see **attached** Sketch #1). This triangular group of vacant and well treed properties, primarily secondary alder growth, (6 lots with a total area of 1,407 m (15,150 sq.ft.) north of the lane in the 4000 block Manor Street are currently owned by the B.C. Transportation Funding Authority which has indicated that it has no further need for the property. The site is currently listed for sale for \$209,000 (\$13.80 per sq. ft). It is intended that the six existing lots of record would be consolidated into one legal parcel for development as a two family dwelling under the prevailing R5 Residential District zoning - such consolidation also being considered appropriate regardless of the specific land use. This site is located in the eastern portion of Community Plan Eight (see **attached** Sketch #2), which designates these properties as green space, buffering the residential area to the south from the Trans Canada Highway to the north. A pedestrian/ bicycle trail is shown running through this green space, connecting Gilmore Avenue with Smith Avenue and running through the north edge of Broadview Park.

2.0 BACKGROUND

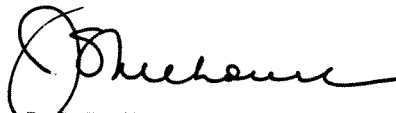
As Council may recall, under Community Plan Eight, adopted by Council in 1971 and updated in 1992 December, the eastern portion of Community Plan Eight east of Broadview Park accommodated the second phase of redevelopment in the area with a landscaped buffer area between the multiple family housing and the Trans Canada Highway. Some minor redevelopment has already occurred in the form of one low-rise apartment on the north side of the 4100 block Norfolk Street across from a Seniors' Care Facility, a block east of the Schou Educational Centre. Multiple family development comparable to that in the western portion of Community Plan Eight, west of Broadview Park, has not yet taken place.

However, in the spring of 2001 this Department received many applications and inquiries about building new single and two family dwellings under the existing R5 Residential District zoning on several lots in this eastern portion of Community Plan Eight. As a result, at the 2001 May 07 Council meeting, Council received a report on these applications. One recommendation adopted by Council at that time authorized staff to process suitable applications for new single and two-family dwellings within the identified area of Community Plan Eight east of Broadview Park generally north of the lane on the north side of Norfolk Street. Notwithstanding, the Community Plan guidelines for multiple-family redevelopment would still be encouraged. Since that time, seven other siting approvals for eight lots have been received and four two-family dwellings have been built or are under construction.

3.0 COMMUNITY PLAN IMPLICATIONS

The development of a two-family dwelling on the subject consolidated lot would occupy an area designated as green space in Community Plan Eight. This is related to the designated low-rise multiple family development to the south along Dominion Street and east of Gilmore Avenue. Such development, however, has not taken place and is unlikely for the foreseeable future. These abutting areas contain substantive existing and newer single family dwellings. Therefore, in these circumstances, consolidation of the subject lots into one lot and construction of a two-family dwelling is considered reasonable and compatible with such abutting existing development. In addition, the unopened Manor Street right-of-way to the north of these properties will remain to accommodate green space and the future pedestrian/bicycle trail indicated in Community Plan Eight linking Gilmore Avenue with Broadview Park and beyond to Smith Avenue. The alternative to the development of a new two-family dwelling is City acquisition of the lots, which were offered to the City. Given the City's parkland acquisition program, these lots are not considered a priority. It is also noted that Manor Street to the east also designated as future green space, remains a functioning road servicing the existing single-family dwellings fronting the road.

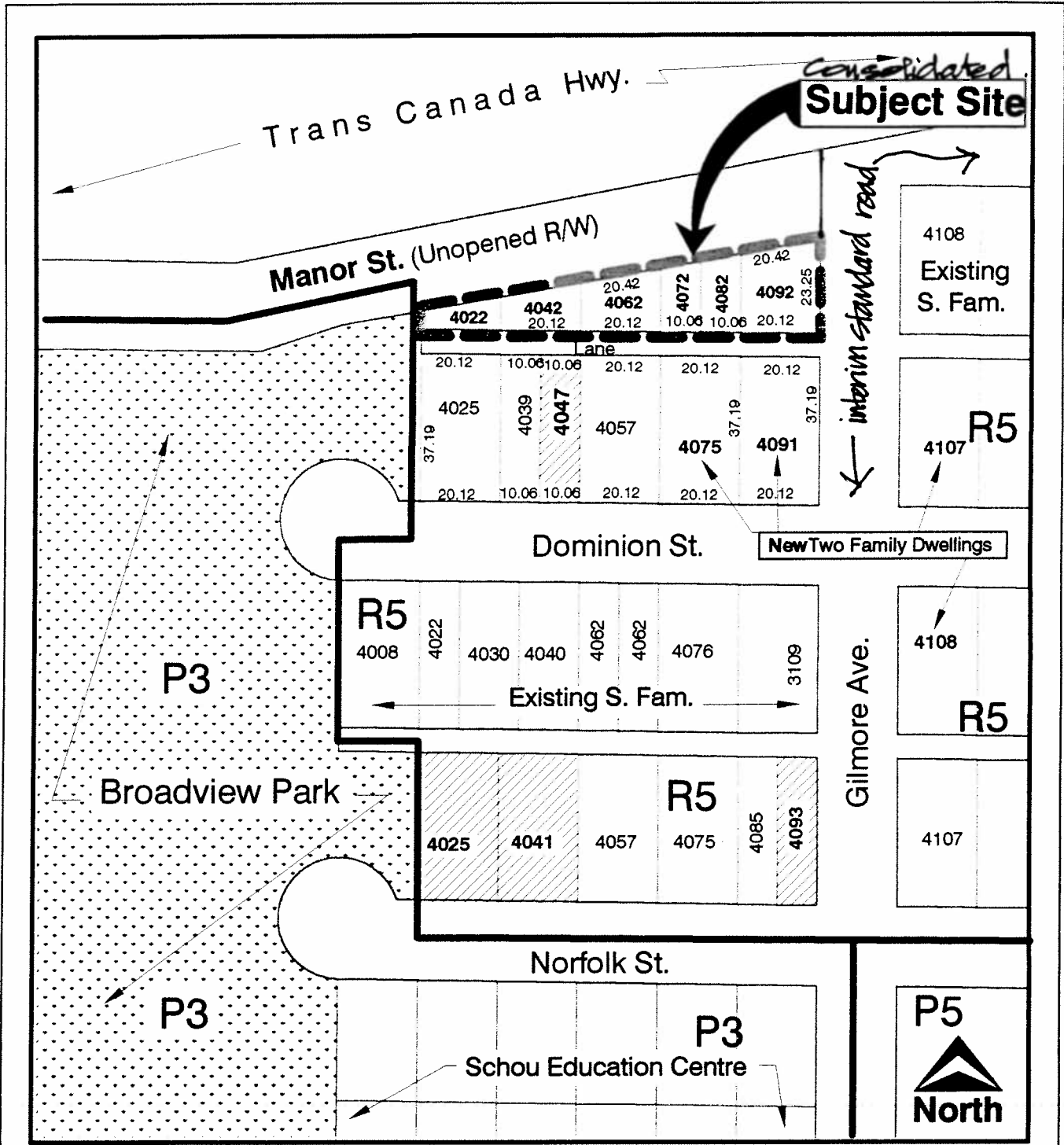
Therefore, unless otherwise directed by Council, if Building or Tree Cutting Permit Applications are made for the proposed consolidated lot, the associated permits would be processed and approved once all the necessary requirements are met. Staff would also ensure the applicant has indicated an awareness of the potential for adjacent multiple family development to the south in accordance with the Community Plan Eight guidelines and the potential for an adjacent pedestrian/cycle trail to the north under the Community Plan Eight guidelines. To ensure that the immediate neighbours know of this development, it is further recommended that copies of this report be sent to the owners of the abutting properties on the north side of the 4000 block Dominion Street and the east side of the 3000 block Gilmore Avenue.



J. S. Belhouse, Director
Planning and Building

FA:lf
Attachments

cc: Director Parks, Recreation and Cultural Services
City Solicitor
Chief Building Inspector



Planning And Building Department

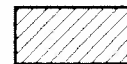
Scale: N.T.S.

Drawn By: J.P.C.

Date: Jan. 2002

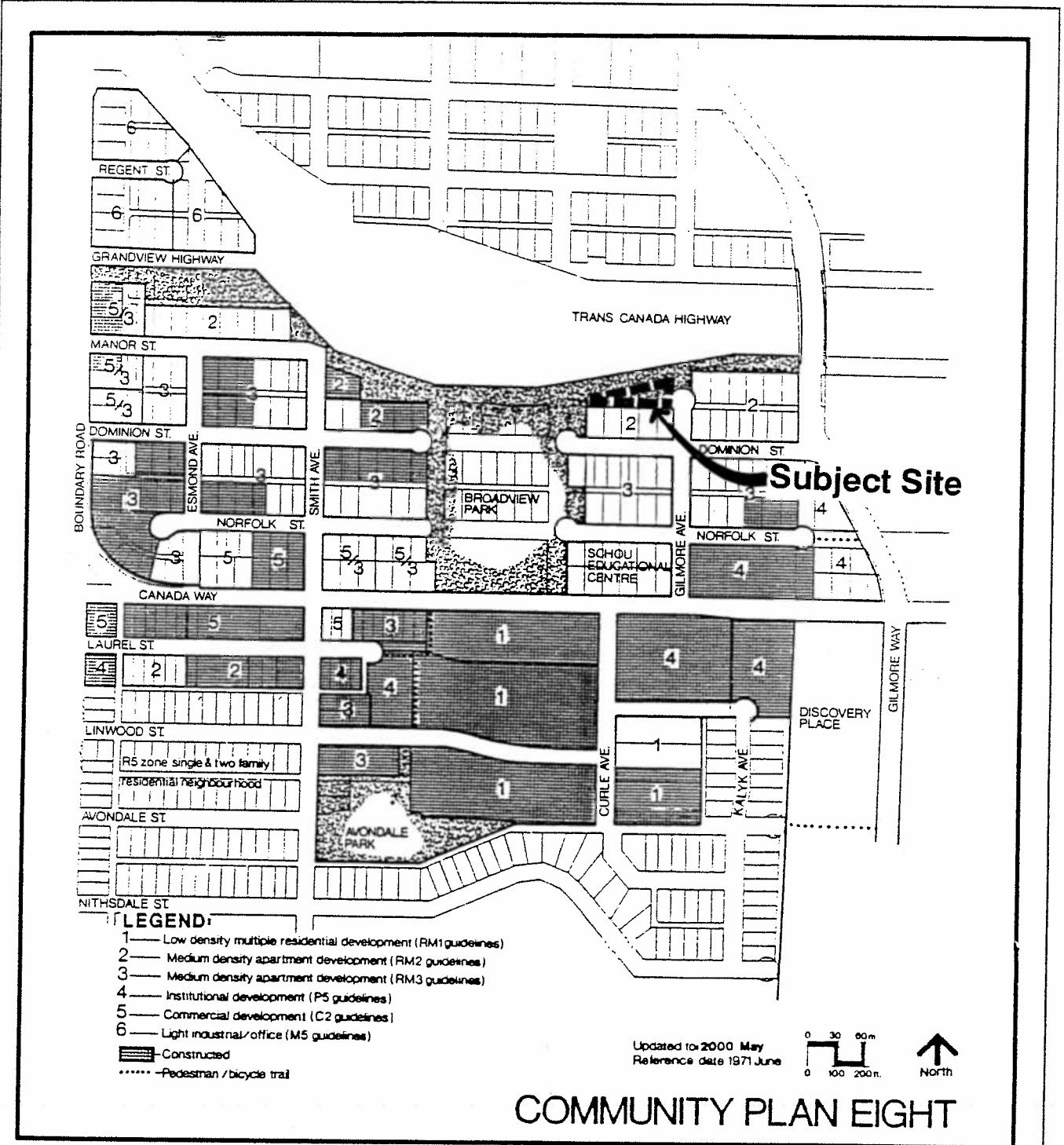
Development Application

4022, 4042, 4062, 4072, 4082, 4092 Manor St.



City Owned Property

Sketch # 1



COMMUNITY PLAN EIGHT



Planning And Building Department

Scale: N.T.S.
 Drawn By: J.P.C.
 Date: Jan. 2002

Development Application

4022,4042,4062,4072,4082,4092 Manor St.

Sketch # 2

