

TO: CITY MANAGER 2003 FEBRUARY 04

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

SUBJECT: DEVELOPMENT INQUIRY
4022, 4042, 4062, 4072, 4082 & 4092 MANOR STREET
COMMUNITY PLAN EIGHT

PURPOSE: To provide Council with information in response to a delegation with respect to developing a low-rise apartment building at 4022, 4042, 4062, 4072, 4082 & 4092 Manor Street.

RECOMMENDATION:

1. **THAT** copies of this report be sent to Mr. Peter Walia, 5491 Earles Street, Vancouver, B.C. V5R 3S3 and to Mr. Alan Chandhok, Sutton Centre Realty, 3010 Boundary Road, Burnaby, B.C. V5M 4A1.

R E P O R T

1.0 INTRODUCTION

At its regular meeting of 2003 January 27, Council received a delegation regarding the development of a low-rise apartment project at 4022, 4042, 4062, 4082 & 4092 Manor Street. The property owner has enquired about purchasing from the City a portion of the unopened Manor Street road right-of-way to be consolidated with the subject properties to form a site for the purpose of developing a low-rise apartment building. Following the delegations' presentation, Council requested staff to report back with information regarding the development inquiry. The following discussion is provided.

2.0 BACKGROUND

The subject properties, located north of the lane in the 4000 block of Manor Street, form a triangular group of vacant lots with a total area of 1,407 m² (15,150 sq.ft.) (see **attached** Sketch #1). 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, to be located along the unopened Manor Street right-of-way, connecting Gilmore Avenue with Smith Avenue and running through the north edge of Broadview Park.

2.1 Community Plan Context

Community Plan Eight, adopted by Council in 1971 and updated in 1992 December, identifies the eastern portion of Community Plan Eight, east of Broadview Park, as the second phase of redevelopment in the area and proposes 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 building on the north side of the 4100 block Norfolk Street across from a Seniors' Care Facility, a block east of the Schou Educational Centre. In addition, this Department is working with an applicant on a current rezoning application, Rezoning Reference #02-54, for the development of a multiple-family project on the properties between 4025 - 4093 Norfolk Street. Multiple-family development comparable to that in the western portion of Community Plan Eight, west of Broadview Park, however, has not yet taken place in this sector.

2.2 Recent Single and Two-Family Development

Council may recall that 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 new two-family dwellings and two new single-family dwellings have been built or are under construction (see **attached** Sketch #2).

3.0 **PREVIOUS DEVELOPMENT INQUIRY**

In 2002 January, this Department received an application from Mr. Walia for the construction of a new two-family dwelling under the existing R5 zoning for the subject properties consolidated into one lot (see **attached** Sketch #1). The development of a two-family dwelling on the subject consolidated site would occupy an area designated as green space in Community Plan Eight. In considering this application, staff reported to Council that such development of a two-family dwelling would be considered compatible with the neighbourhood context of single and two-family dwellings, and would not negatively impact the intended greenspace/buffer area designation of the subject site as the proposed two-family dwelling would have a low site coverage.

The alternative to the development of a new two-family dwelling was City acquisition of the properties, which had been previously offered to the City. As background, the subject properties were previously owned by the B.C. Transportation Financing Authority (BCTFA), which indicated in 2001 July that the properties were no longer needed and offered the properties for sale. At that time, staff considered the acquisition of the properties, but concluded that they were not a priority within the City's parkland acquisition program.

In response to this previous development inquiry, at its regular meeting of 2002 January 30, Council authorized staff to process the suitable applications for a new two-family dwelling at the subject site. Following that recommendation, staff received a subdivision application, Subdivision Reference #02-37, from Mr. Walia for the consolidation of the subject properties into one legal lot for the purpose of developing a two-family dwelling. The subdivision application received Tentative Approval on 2002 September 04.

4.0 CURRENT DEVELOPMENT INQUIRY

Subsequent correspondence from Mr. Walia in 2002 November indicated his interest in purchasing a portion of the unopened Manor Street road right-of-way for the purpose of pursuing a low-rise apartment building on the subject consolidated site. This Department, in a letter dated 2002 December 02, responded to this inquiry, noting that the development of a low-rise apartment building on an assembled site, incorporating a portion of the Manor Street right-of-way, would not be supported by this Department.

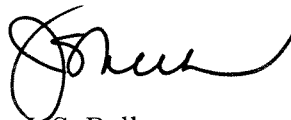
As noted above, the unopened Manor Street road right-of-way is intended to form part of the planned greenbelt area, providing a buffer between the Trans-Canada Highway and the residential neighbourhood. The edge of the Trans-Canada Highway right-of-way is currently heavily treed, which contributes to the designated buffer area within Community Plan Eight. Because the retention of these trees within the Trans-Canada Highway right-of-way is not guaranteed, this Department does not support the disposition and development of any portion of the unopened Manor Street right-of-way, as any such development would reduce the designated buffer area.

In addition, the development of a low-rise apartment on the subject site would not be in line with the current development pattern within this eastern sector of Community Plan Eight, which has seen the recent development of single and two-family dwellings on adjacent sites designated for multiple-family use, of a higher priority nature relative to the subject site. A low-rise apartment building on the subject site does not have a desirable relationship to the busy adjacent Trans-Canada Highway, particularly given that the intended buffer area would be required to create the minimum sized site.

5.0 CONCLUSION

As Council has been previously advised, this Department has supported Mr. Walia's original proposal to develop a new two-family dwelling on the subject properties at 4022, 4042, 4062, 4072, 4082 & 4092 Manor Street. Tentative Approval for the subdivision creating the consolidated site was issued on 2002 September 04. The development of a two-family dwelling on the subject site was addressed in the previous Council report and is considered an appropriate and compatible use relative to the greenspace/buffer area designation of the subject site within Community Plan Eight. Correspondence and discussions with the current property owner have clearly indicated the Planning Department's position that the only suitable development of the consolidated site would be in line with the existing R5 Residential District zoning as a single or two-family dwelling. In view of the above, this Department does not support the development of a low-rise apartment building on the subject site.

This is for the information of Council.

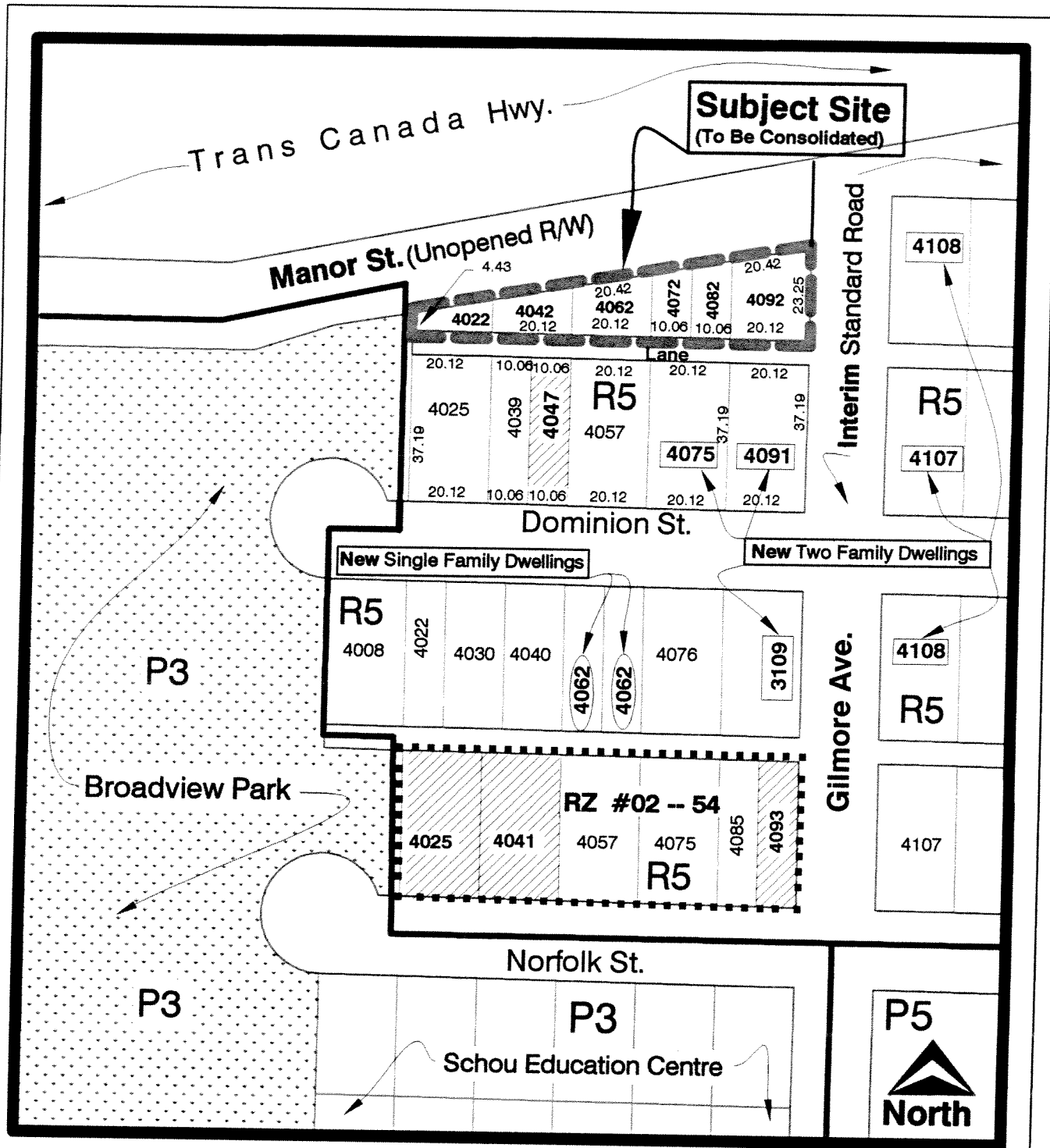


J. S. Belhouse
Director Planning and Building

JK:gk
Attachments

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

P:\Jennifer\Dev Inq 4000 blk Manor.wpd



Planning and Building Department

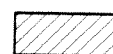
Scale: N.T.S.

Drawn By: J.P.C.

Date: February 2003

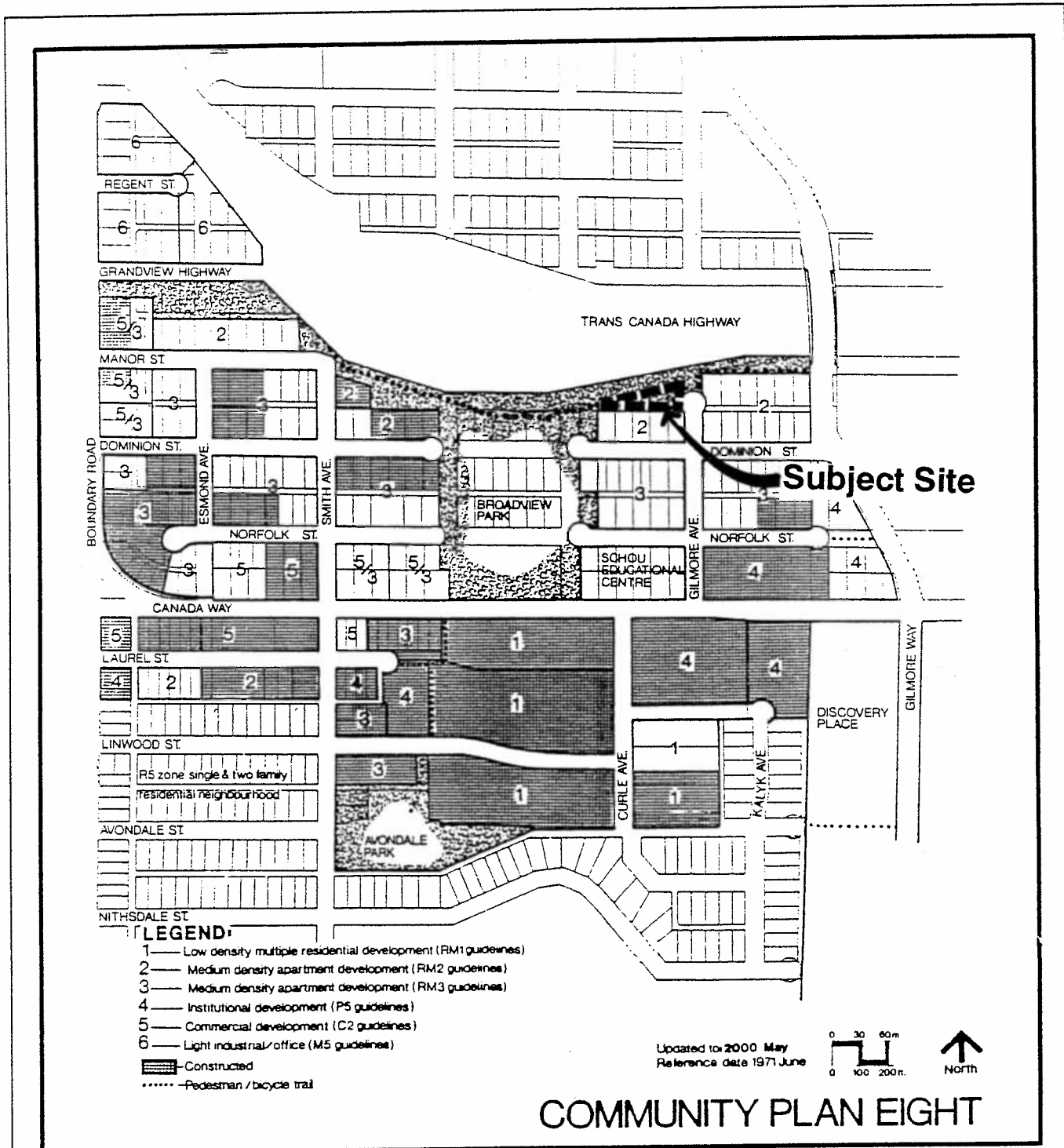
Development Application

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



City Owned Property

Sketch # 1



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