

TO: CITY MANAGER

2003 January 15

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: DEVELOPMENT ENQUIRY
3786 DOMINION STREET
COMMUNITY PLAN EIGHT**

PURPOSE: To inform Council of a development enquiry regarding subdivision to construct two new single-family dwellings within Community Plan Eight.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to Mr. Isaac Yomtov, 946 West 14th Avenue, Vancouver, B.C. V5Z 1R4

REPORT

1.0 BACKGROUND

At its regular meeting of 2003 January 13, Council received correspondence from the owner of the subject property at 3786 Dominion Street. A copy of the letter was forwarded to this Department for the preparation of a report regarding the development enquiry. The following discussion is provided.

2.0 DEVELOPMENT ENQUIRY

The owner of the property at 3786 Dominion Street (see *attached* Sketch #1), Mr. I. Yomtov, has enquired about the subdivision and/or redevelopment potential of the subject property, currently developed with an older single family dwelling. The lot, which measures 24.99 m (82 ft.) by 37.19 m (122 ft.) with an area of 929.4 m² (10,004 sq. ft.), is located within the Council-adopted Community Plan Eight (see *attached* Sketch #2) within a block designated for medium density multiple-family residential development using the RM3 District guidelines. The owner is aware of the objectives of the Community Plan as it relates to the subject property, but notwithstanding this, a request to subdivide the property for the development of two new single-family dwellings has been forwarded. Alternatively, and in addition to the subdivision enquiry, the owner has requested consideration of the redevelopment of the subject property at a higher density than permitted under the RM3 District guidelines.

3.0 RESPONSE

3.1 Subdivision Potential

It is noted that the subject property does not meet the minimum lot area or width requirements under the existing R5 Residential District zoning for the requested subdivision to create two single-family lots, as each lot for single-family development must have a minimum area of 557.40 m² (6,000 sq.ft.) and a minimum width of 15.0 m (49.2 ft) . Mr. Yomtov's property, if subdivided, would only have new lot widths of 12.5 m (41 ft) and areas of 464.7 m² (5,002 sq.ft.) for each parcel. In addition, the existing lots within the block do not have small lot frontages and therefore the subject property would not qualify for small lot R5 single-family dwelling subdivision. Under the existing zoning, the subject site could be developed with a two-family dwelling, with a maximum development density of 370 m² (3,982.8 sq.ft.).

3.2 Redevelopment Potential - Community Plan Eight

Community Plan Eight, originally adopted by Council in 1971 June and revised in 1982 May, provides development guidelines for the Canada Way/Smith Avenue area. Since the establishment of the plan, substantial multiple-family development has taken place in the sector of Community Plan Eight between Boundary Road and Broadview Park and Canada Way and Grandview Highway. This Department continues to encourage multiple-family development in this area in line with the adopted Community Plan and notes that the development of new single or two-family dwellings impedes the orderly assembly of multiple-family development sites, entailing further delay and/or expense in achieving site consolidations. In some situations, the City has acquired property to prevent development that is not in line with the adopted Community Plan. However, where the development of newer single and two-family dwellings have been approved, the developer has been made aware that multiple-family development could occur on adjacent sites in line with the Community Plan guidelines.

Within the subject block bounded by Norfolk Street, Esmond Avenue, Dominion Street and Smith Avenue, there is one existing multiple-family development with the balance of the block being, desirably, eventually consolidated into appropriate multiple-family development sites, say 2 or 3, in line with the adopted Plan. It is acknowledged that the adjacent lot at 3778 Dominion Street, to the west of the subject property, is developed with a newer two-family dwelling, constructed in 1982. As well, a lot to the south of the lane at 3785 Norfolk Street is developed with a newer single-family dwelling, constructed in 1993. Within this existing development context, a smaller consolidated site composed of the subject 3786 Dominion Street and the adjacent 3125 Smith Avenue is supportable. In fact, Mr. Yomtov is the applicant for Rezoning Reference #165/87 for the site consolidating these two properties (3786 Dominion Street and 3125 Smith Avenue). This smaller site has a width of 40.23 m (132 ft) and an area of 1,496 m² (16,105 sq.ft.), which would qualify it under the Zoning Bylaw for development utilizing the RM2 Multiple-family Residential District as guidelines with a maximum FAR of 0.90 with full underground parking. The last contact of record with the applicant for Rezoning Reference #165/87 was in February of 2000. The rezoning application will

be abandoned in due course if no further action is taken.

As background, Rezoning Reference #64/96 is an application in progress for the properties at 3754 and 3762 Dominion Street, also within the subject block designated for multiple-family development. The purpose of that rezoning application is to consolidate the subject site for the development of an infill multiple-family residential project based upon the RM2 Multiple Family District guidelines and in conformance with the adopted Community Plan. This Department has received recent correspondence regarding renewed interest in advancing this rezoning application.

On a separate basis in line with Council's direction, this Department is pursuing the challenge of intensification of density on smaller sites through the use of CD zoning, based upon the merits of individual sites. It is noted that staff are currently working with applicants on two rezonings for infill multiple-family developments, one of which proposes the redevelopment of a 20.12 m (66 ft) wide lot for a multiple-family building using an FAR of 1.0 with under-building, not necessarily underground, parking. These current applications may act as demonstration projects on the feasibility of developing small infill sites for viable higher density multiple-family developments. The smaller consolidated site comprised of 3786 Dominion Street and 3125 Smith Avenue could be considered a potential candidate site for a similar infill multiple-family project. At the present time, the RM2 and RM3 Districts of the Zoning Bylaw limit sites smaller than 1,670 m² (17,976.32 sq.ft.) to a maximum FAR of about 0.90. However, for example, it may be that the utilization of the maximum RM3-type density of 1.1 FAR with underground parking may also be supportable for smaller sites. If such a possible increase in densities for smaller sites is to be pursued on a more regular basis, it needs to be supported by an appropriate policy review. Such policy review is on the work program of this Department with a report intended to be submitted to the Housing Committee of Council in the near future.

If such a policy approach is found to be supportable, staff would be pleased to work with Mr. Yomtov on this basis.

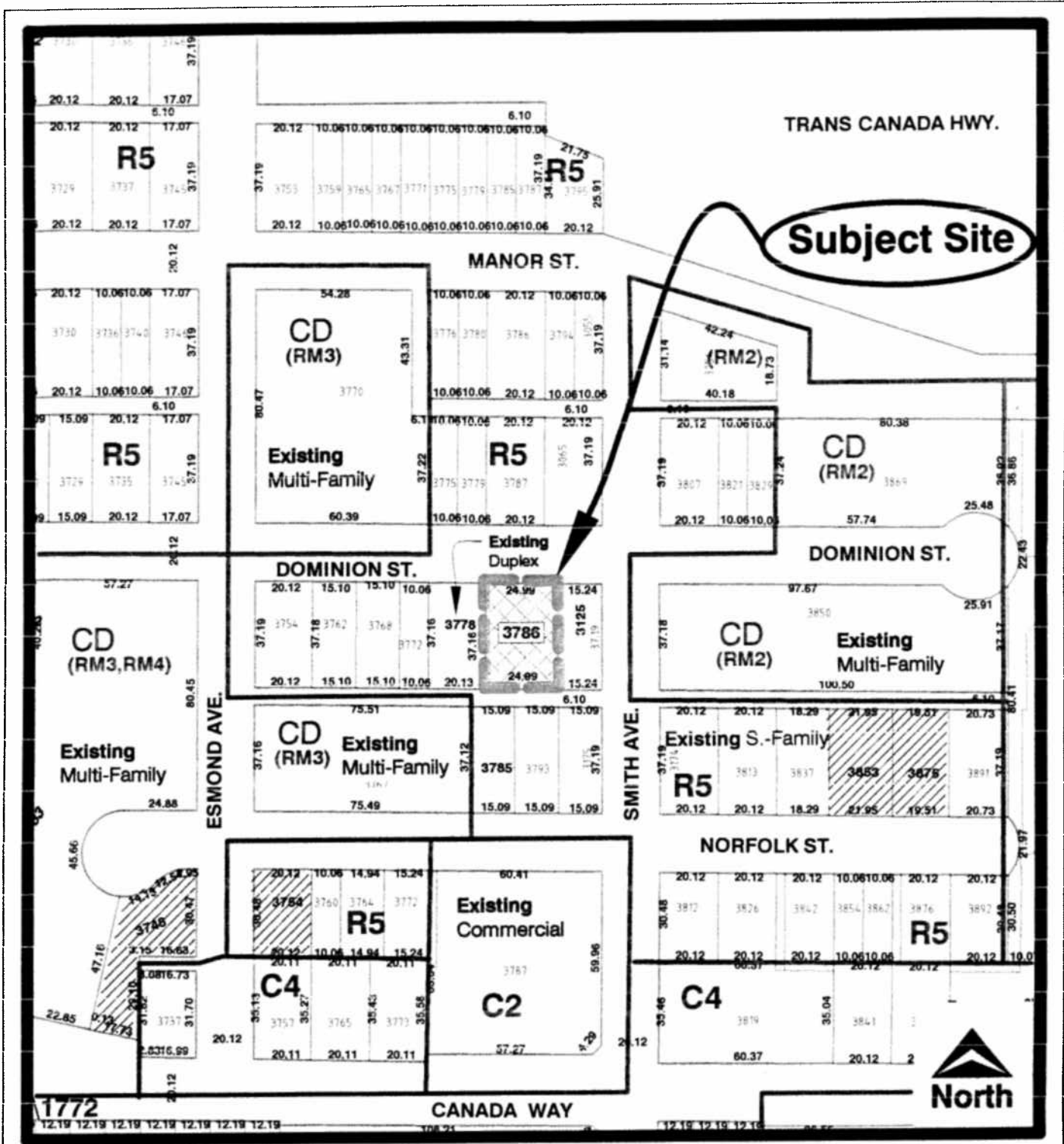


J. S. Belhouse
Director Planning and Building

JK:gk
Attach

cc: Chief Building Inspector

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Planning and Building Department

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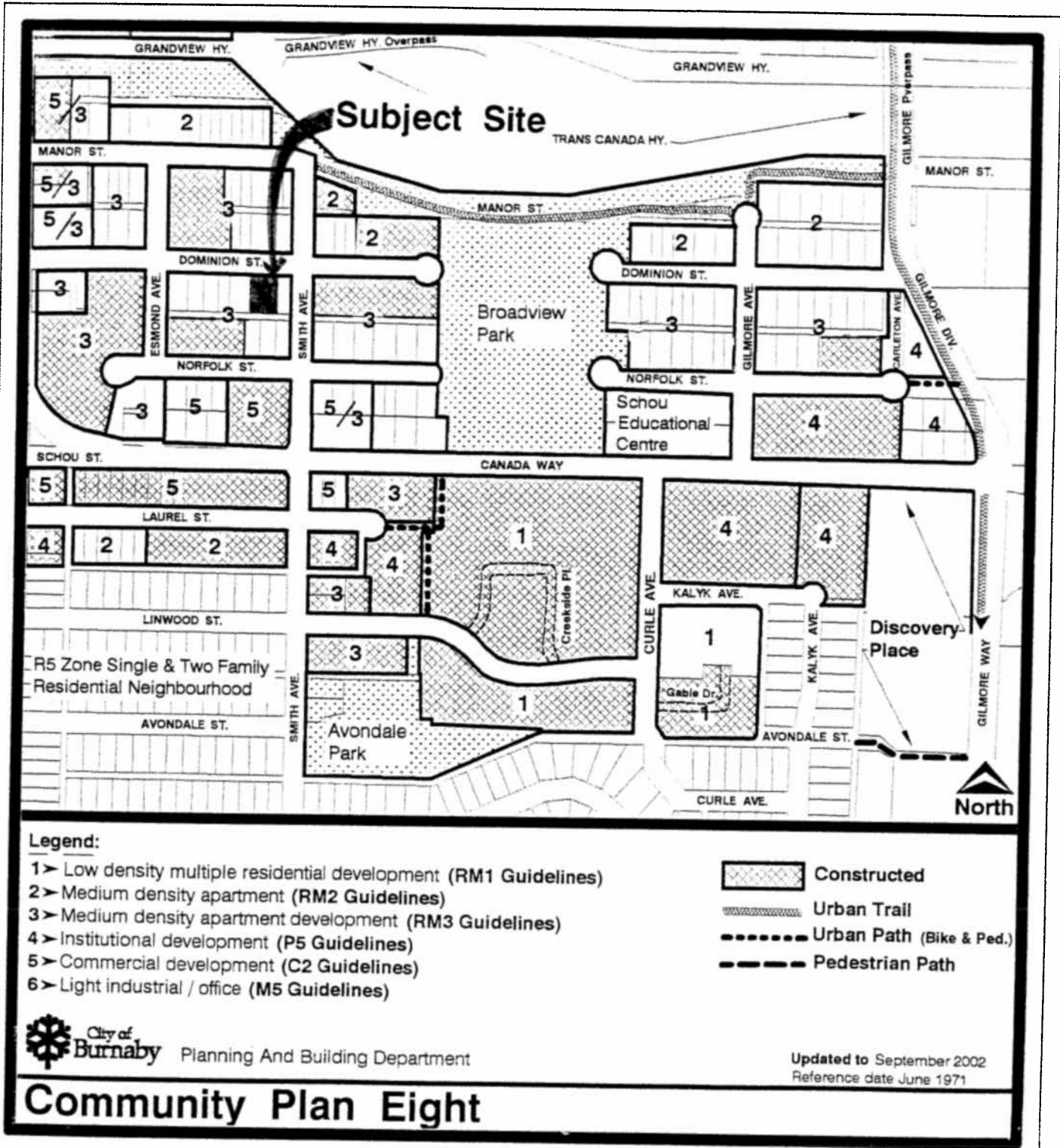
Drawn By: J.P.C.

Date: January 2003

Development Inquiry
3786 Dominion St.

 City Owned Property

Sketch # 1



Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: January 2003

Development Inquiry

3786 Dominion St.

Sketch # 2

