

TO: CITY MANAGER

2004 November 16

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REQUEST FOR CONSTRUCTION OF A NEW TWO-FAMILY DWELLING
 3910 (3912) BOND STREET
 Parcel "A" (Expl. Plan 15530) Lots 1 and 2, DL 34, Group 1, NWD Plan 7565
 METROTOWN SUB-AREA 11
 (Attached Sketches #1 and #2)

PURPOSE: To inform Council of a request to construct a new dwelling within Metrotown Sub-Area 11.

RECOMMENDATION:

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

REPORT

The owner of the property at 3910 Bond Street (see **attached** Sketch #1) has submitted an application requesting permission to construct a new two-family dwelling on the subject property in accordance with the existing Residential District (R5) zoning. This would require the demolition of an existing older two-family dwelling. The lot, which measures 24.38 m (80 ft.) by 30.18 m (99 ft.) with an area of 736 m² (7,920 sq. ft.) is located within the Council-adopted Metrotown Development Plan (see **attached** Sketch #2). This block is designated for townhouse proposals on suitable consolidated sites using the Comprehensive Development RM1 zoning district and a maximum density of 20 - 25 units per acre as guidelines.

Within the block bounded by Thurston Street, Smith Avenue, Bond Street, and Inman Avenue are 26 properties, all occupied by dwellings of various sizes and ages. These properties include four duplexes, five new dwellings, and two older dwellings at 5488 Smith Avenue and 5457 Inman Avenue that are listed on the preliminary heritage inventory. All of the dwellings appear from the exterior to be relatively well maintained. Ten of the properties could be considered small lots (3,960 sq. ft. - 4,951 sq. ft.), while the balance could be considered larger lots (5,441 sq. ft. - 9900 sq. ft.).

To the west of the subject property is a single-family dwelling, to the east is a newer two-family dwelling and another two-family dwelling further east, and to the south are five new or newer dwellings. It is noted that directly north of this property across Bond Street is an older Multiple Family Residential District (RM1) zoned townhouse development located outside of the Metrotown Development Plan Area.

As has been noted in several previous reports on requests for the construction of new dwellings in this block, it appears that the redevelopment of this block in accordance with the adopted Development Plan for townhouses on appropriately consolidated sites is unlikely in the foreseeable future. It is noted that five sites within the subject block are new or newer dwellings as a result of previously approved Building Permits, and two older dwellings at 5488 Smith Avenue and 5457 Inman Avenue are considered to have heritage value (see attached Sketch #1). Even an increase in redevelopment densities from the RM1 to an RM2 designation for this block, for example, would not likely increase redevelopment initiatives for the subject block in the near to medium term. However, should a new two-family dwelling be permitted on the subject property, it would strengthen the existing single and two-family dwelling character of the block, potentially leading to further applications for new dwellings to replace some of the other older, smaller dwellings nearby.

As Council is aware, staff are examining transitional multiple-family designated areas adjacent to existing single or two-family dwelling neighbourhoods with a view to determine whether current density designations could be raised from RM1 to RM2 or even RM3; or from RM2 to RM3. The establishment of a new higher-density infill redevelopment designation or zoning category may also be another possibility. On the other hand, retention and strengthening this interface as a two-family dwelling development area is also possible. The various options are currently under review by staff. However, even if a suitable higher-density designation for transitional multiple-family development areas is determined as supportable by the Housing Committee and Council, such a designation change would be operationally accommodated through amendments to various Community Plan areas entailing specific Community Plan amendment reports being considered by the Housing Committee and Council. Although pursued as expeditiously as possible, additional time will be required to appropriately complete those amendments.

Overall, considering the existence of some new and large dwellings within the subject block and the well-maintained nature of other existing houses in the block, this Department would be prepared to release building permit for a new two-family dwelling at 3910 Bond Street subject to full compliance with the existing R5 Residential District and requirements of the Chief Building Inspector.

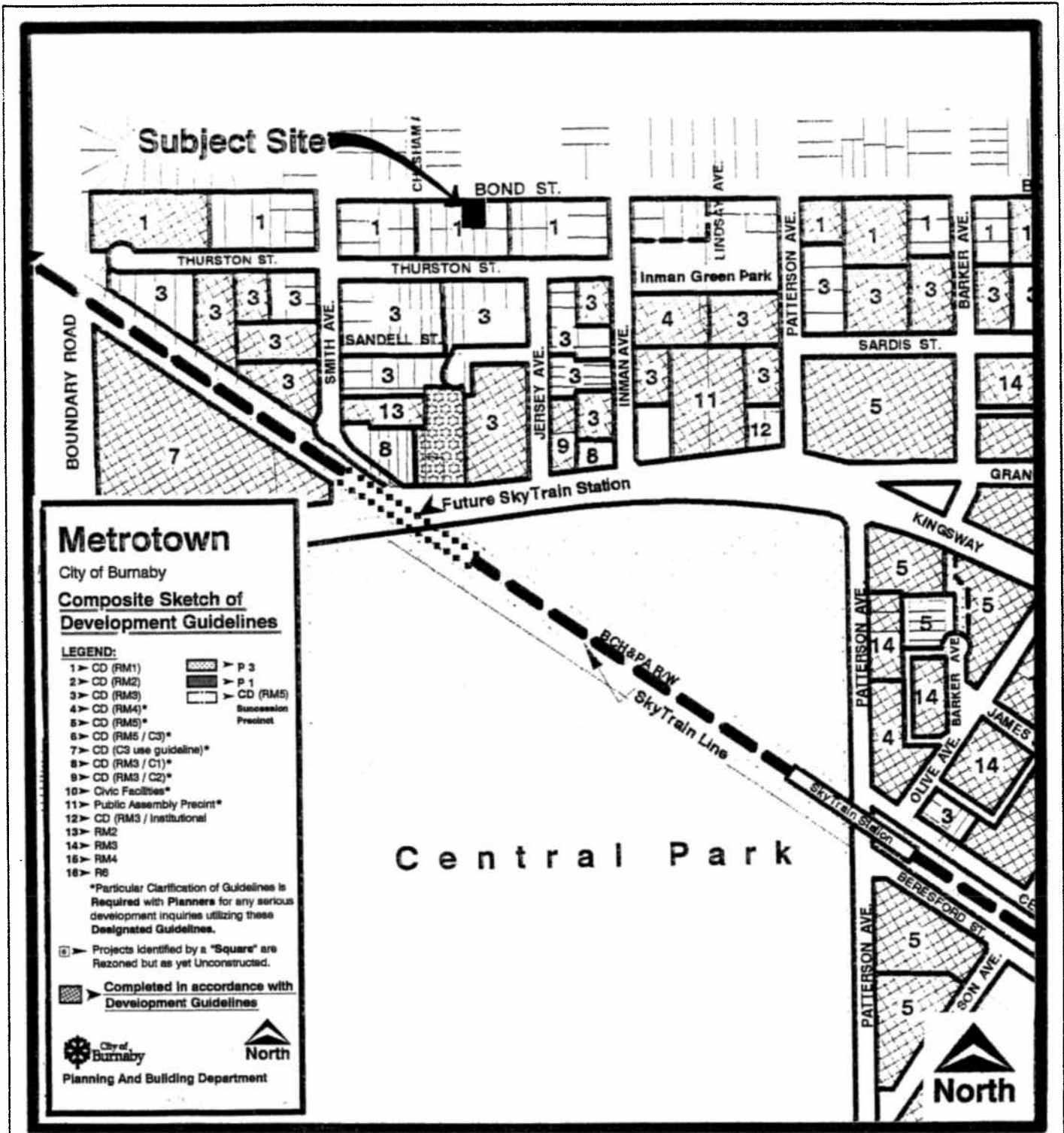
This is for the information of Council.



J. S. Belhouse
Director of Planning & Building

ZT:gk
Attachments

cc: Chief Building Inspector
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Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: November 2004

Development Inquiry
3910 Bond Street

Sketch # 2