

**TO:** CITY MANAGER 2004 March 09

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **SITING APPROVAL #05-13**  
**5666 IRVING STREET**  
**Lot 85, D1 94, Plan 40981**  
**Royal Oak Development Plan, Sub-Area 9**

**PURPOSE:** To inform Council of a request to build a new single-family dwelling at 5666 Irving Street located within the Royal Oak Community Plan, Sub-Area 9.

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**RECOMMENDATION:**

1. **THAT** copies of this report be sent to the owners of 6460 Elgin Avenue, 5612, 5666 and 5676 Irving Street and 6413 Dufferin Avenue.

**R E P O R T**

**1.0 Property Context**

An application has been received from the owner wishing to construct a new single-family dwelling at 5666 Irving Street located within Sub-Area 9 of the Royal Oak Community Plan.

The property at 5666 Irving Street is located three lots in from the southwest corner of Irving Street and Dufferin Avenue (see **attached** Sketch #1) and is currently zoned R5 Residential District. The property has a width of 15.14 m (49.7 ft.) and a depth of 40.23 m (132 ft.) with an area of 609 m<sup>2</sup> (6,556 sq. ft.). The property is occupied by an older, one storey single-family dwelling in fair condition. The prevailing R5 District would permit development of the property with a new single-family dwelling. It falls within the northern portion of the Royal Oak Community Plan, Sub-Area 9 (see **attached** Sketch #2).

To the east is an older single-family dwelling with a new two-family dwelling beyond at 6413 Dufferin Avenue which the City unsuccessfully tried to acquire in 1999 November. To the north, across Irving Street and abutting to the south are older single-family dwellings. To the west, across a partially developed lane that serves the subject site and several properties to the south, is a property at 5622 Irving Street with an older house acquired by the City in 2001 April.

The Royal Oak Community Plan, adopted by Council in 1999 June, calls for the subject property to be part of an assembly including the two adjacent lots to the east and the lane allowance and three adjacent lots to the west. This assembly is designated for redevelopment as transitional RM2-type multiple-family housing separating the single family dwellings north of Irving Street from the RM3-type medium-density multiple-family housing designation on the southwest portions of the block. The transitional area is proposed to be redeveloped utilising the Comprehensive Development District (CD) based on the RM2 District as guidelines (FAR of 0.9 with underground parking). Site assemblies outlined in the Community Plan are provided as constructive but informal guidelines and are not necessarily mandatory. The continued function of the lane to serve several dwellings to the south delays the likelihood of a larger assembly spanning both sides of the lane. If the subject site were only consolidated with 5676 Irving Street abutting to the east, a smaller development site with a site area of 13,117 sq. ft. would result (see attached Sketch #1).

If, as requested, the subject property is redeveloped with a new single-family dwelling under the existing R5 zoning, such construction, while compromising the intent of the Royal Oak Community Plan, would not be considered to significantly affect the pursuance of desirable site assemblies in this block to the south. Staff gave consideration to the potential acquisition of the subject property by the City for future RM2-type redevelopment. However, given the adjacent functioning lane and nearby new two-family dwelling at 6413 Dufferin Avenue, there would be a strong likelihood that the City may have to hold the property for a considerable period of time with some uncertainty that a desirable consolidation could, in fact, be achieved.

Staff will continue to encourage the achievement of the smaller assembly of the subject site with the adjacent 5676 Irving Street for RM2-type development. However, if the applicant continues to wish to construct a new dwelling on 5666 Irving Street under the prevailing R5 District zoning, a Building Permit would be processed and released upon all requirements of the R5 District regulations and the Chief Building Inspector being met.

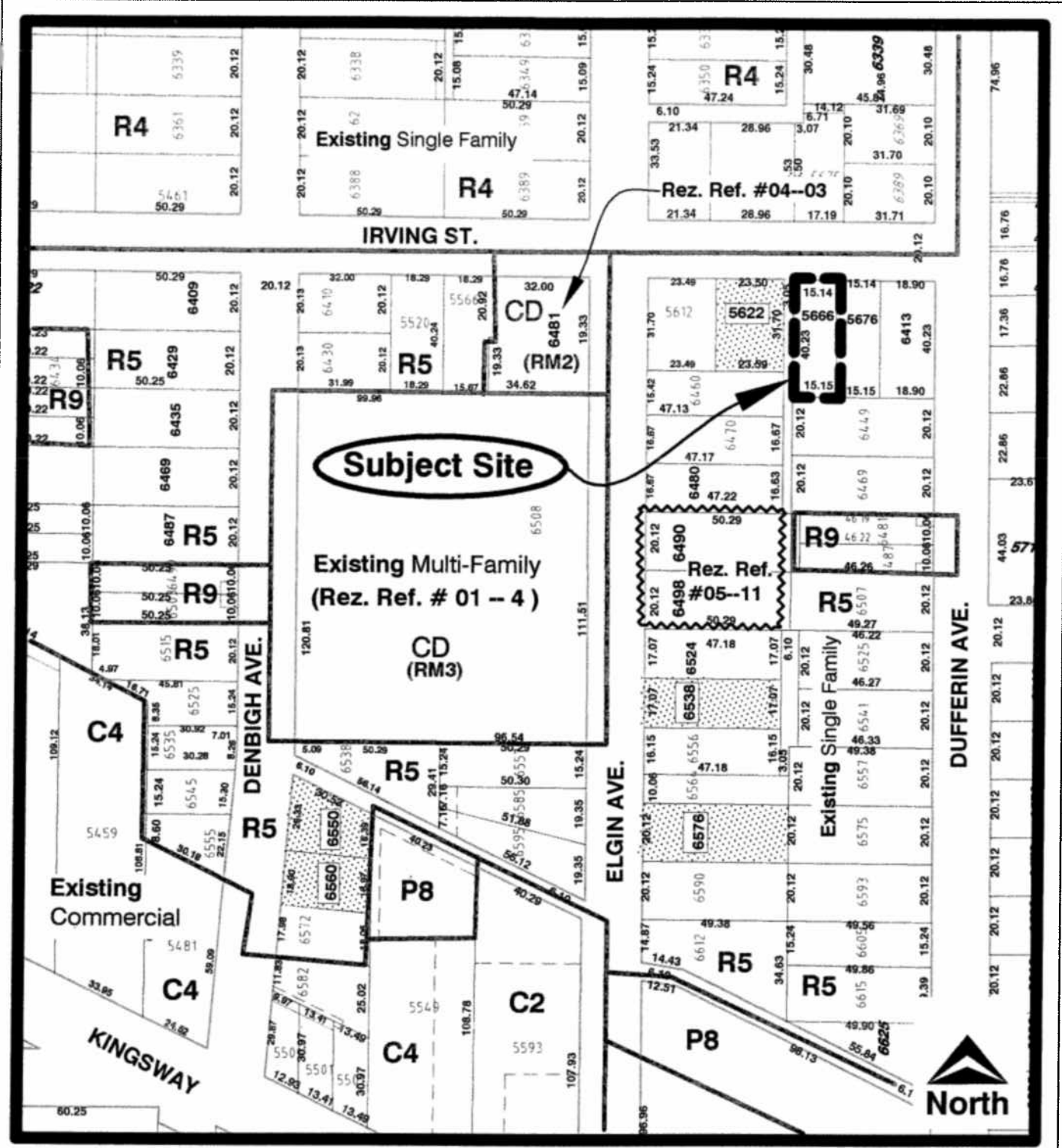
This is for the information of Council.



J. S. Belhouse  
Director Planning and Building

FA:hr  
Atts.

cc: Chief Building Inspector  
City Solicitor



**Planning and Building Department**

Scale: 1 = 2000

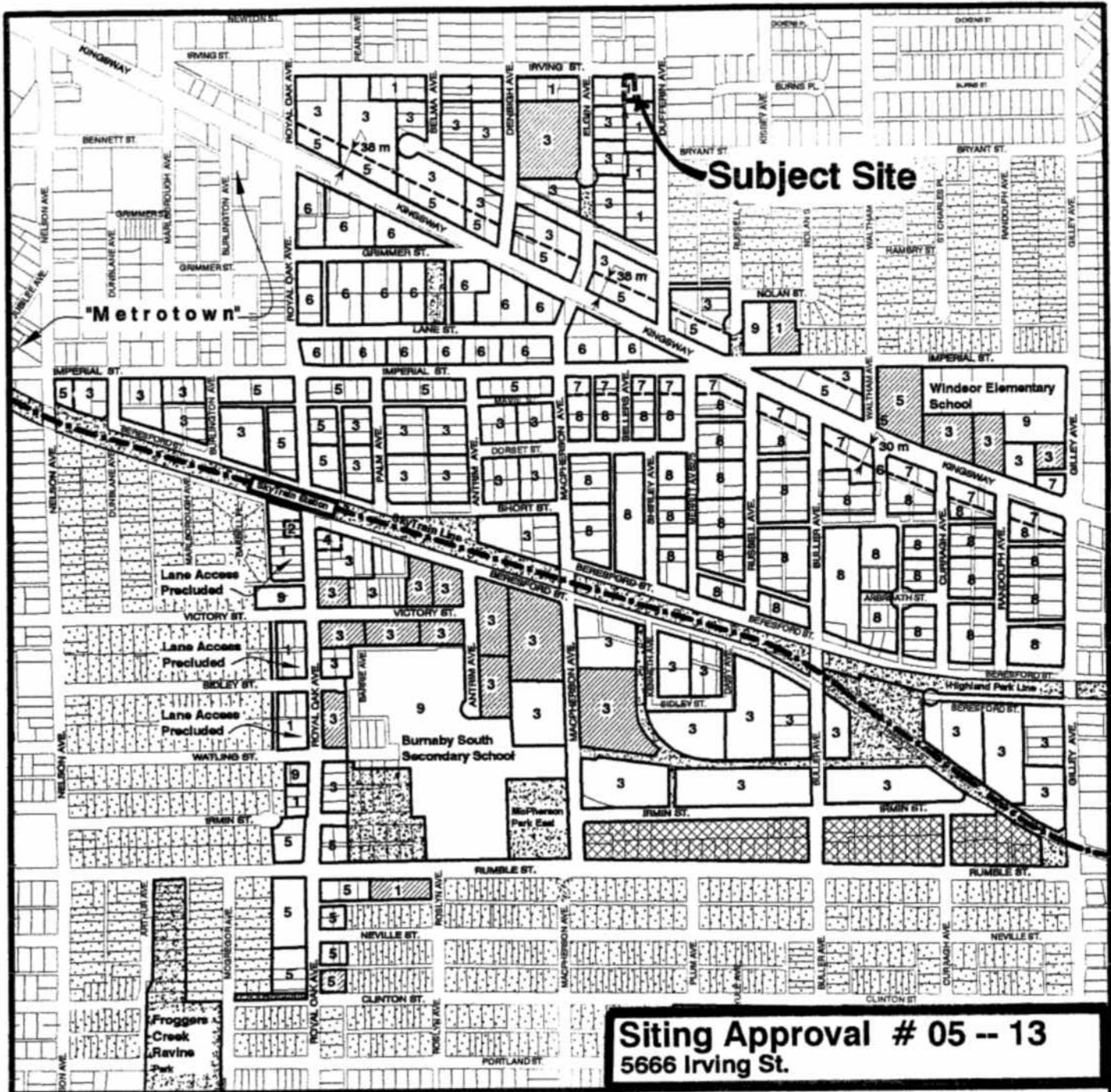
Drawn By: J.P.C.

Date: March 2005

**Siting Approval # 05 -- 13**  
**5666 Irving St.**

 City Owned Property

**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)
- 7. CD (C2)
- 8. CD (M5)
- 9. Institutional (School, Church, Assembly)

- Single and Two - Family Housing
- Park / Parkway / Public Open Space
- Completed or Rezoned 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 designation.

Transition Area - Consult Planning for further information

**\*\* This Sketch is Subject to Updating on a Continuous Basis. Updated to: December 2004**

