

## COUNCIL REPORT

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**TO:** CITY MANAGER **DATE:** 2006 June 20

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 71100 20  
*Reference:* Apt. Study Area 'B'

**SUBJECT:** 340 ELLESMERE AVENUE  
(Current Ellesmere United Church Site)  
Multiple-Family Redevelopment Enquiry  
Apartment Study Area "B"

**PURPOSE:** To inform Council of a rezoning enquiry in Apartment Study Area 'B'

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**RECOMMENDATION:**

1. **THAT** a copy of this report be sent to the owners of 340 and 380 Ellesmere Avenue, and to the potential purchaser and rezoning applicant for 340 Ellesmere Avenue.

**REPORT**

A written enquiry has been received from the prospective purchaser of the subject property at 340 Ellesmere Avenue regarding the potential rezoning of the property from P1 Neighbourhood Institutional District to the RM3 Multiple Family Residential District. The property is located within the Council-adopted Apartment Study Area 'B' and is intended to form part of a four-lot assembly including 340 Ellesmere Avenue (three separate legal lots) and the abutting 380 Ellesmere Avenue (Sketches #1 and #2 attached).

The property at 340 Ellesmere measures 60.36 m. (198 ft.) by 40.23 m (132 ft.) with an area of 2,428 m<sup>2</sup> (26,136 sq. ft.) (Sketch #2 attached), and currently accommodates the Ellesmere United Church. It is noted that church trustees have initiated a rezoning application to relocate the church from its current location to a space within the Cornerstone Building at Simon Fraser University (REZ #06-24) and have released the site for sale and redevelopment. The abutting property to the south at 380 Ellesmere Avenue is currently zoned R4 Residential District and measures 20.12m (66 ft.) by 40.23 m (132 ft.) with an area of 809 m<sup>2</sup> (8,712 sq.ft.). It currently accommodates a single-family dwelling that was constructed in 1981 and is in good condition. It is noted that the subject property at 340 Ellesmere Avenue on its own would meet the minimum width and area requirements for multiple-family dwelling construction under RM3 zoning.

The prospective purchaser has provided written documentation of his efforts to purchase the property at 380 Ellesmere Avenue for inclusion as part of the development, and has indicated that the owner of 380 Ellesmere Avenue is not interested in selling the property. The Legal and

To: City Manager  
From: Director Planning and Building  
Re: 340 Ellesmere Avenue (Ellesmere United Church)  
Multiple-Family Redevelopment Enquiry  
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Lands Department has confirmed that the offer price presented was fair market value. While the inclusion of 380 Ellesmere Avenue continues to be desirable, it is noted that 380 Ellesmere Avenue could possibly accommodate on its own, a small infill project that could be pursued separately utilizing the Comprehensive Development (CD) District based on RM2 District guidelines.

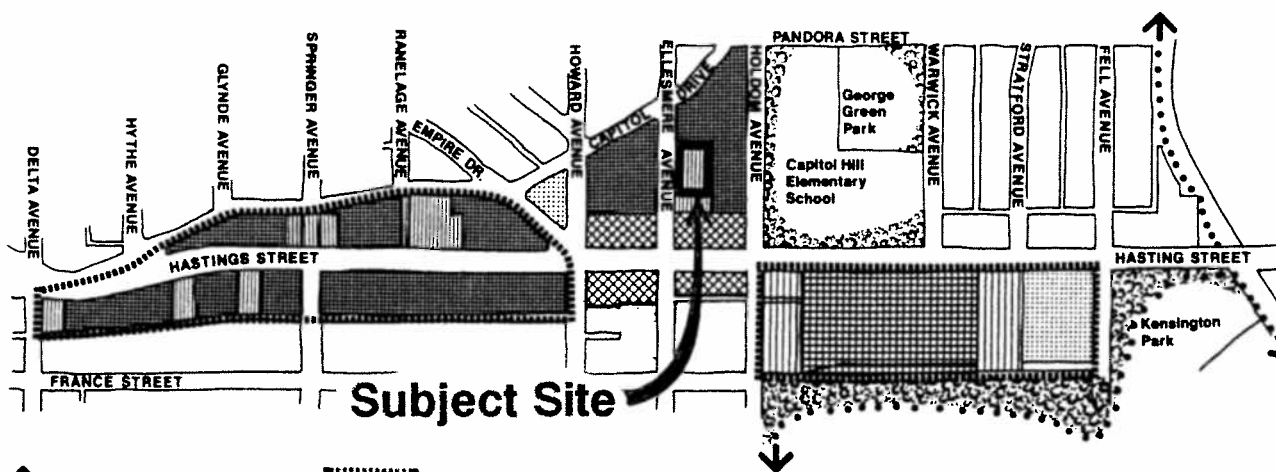
Therefore, given the above circumstances, if a rezoning application for 340 Ellesmere Avenue is submitted, this Department will work with the applicant in pursuing a multiple-family project on 340 Ellesmere Avenue, utilizing the Comprehensive Development (CD) District based on RM3 District guidelines. The purpose of this preliminary report is to give the potential applicant some preliminary feedback regarding the acceptability of such a rezoning proposal without the inclusion of 380 Ellesmere Avenue. It is recommended that a copy of this report be sent to the owners of 340 and 380 Ellesmere Avenue, and to the potential purchaser and rezoning applicant for 340 Ellesmere Avenue.

  
for J.S. Belhouse  
DIRECTOR PLANNING & BUILDING

KH:gk  
Attach

cc: City Solicitor  
Director Engineering

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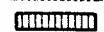
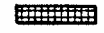

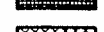





NORTH



Reference date 1969 April

Updated to 1997 July

-  First priority apartment area
-  Proposed low density apartment area
-  Existing low density apartment area
-  Proposed medium density apartment area
-  Existing medium density apartment area
-  Commercial centre
-  Institutional area
-  Trail system

## APARTMENT STUDY AREA B Drawing Number 2



## Planning and Building Department

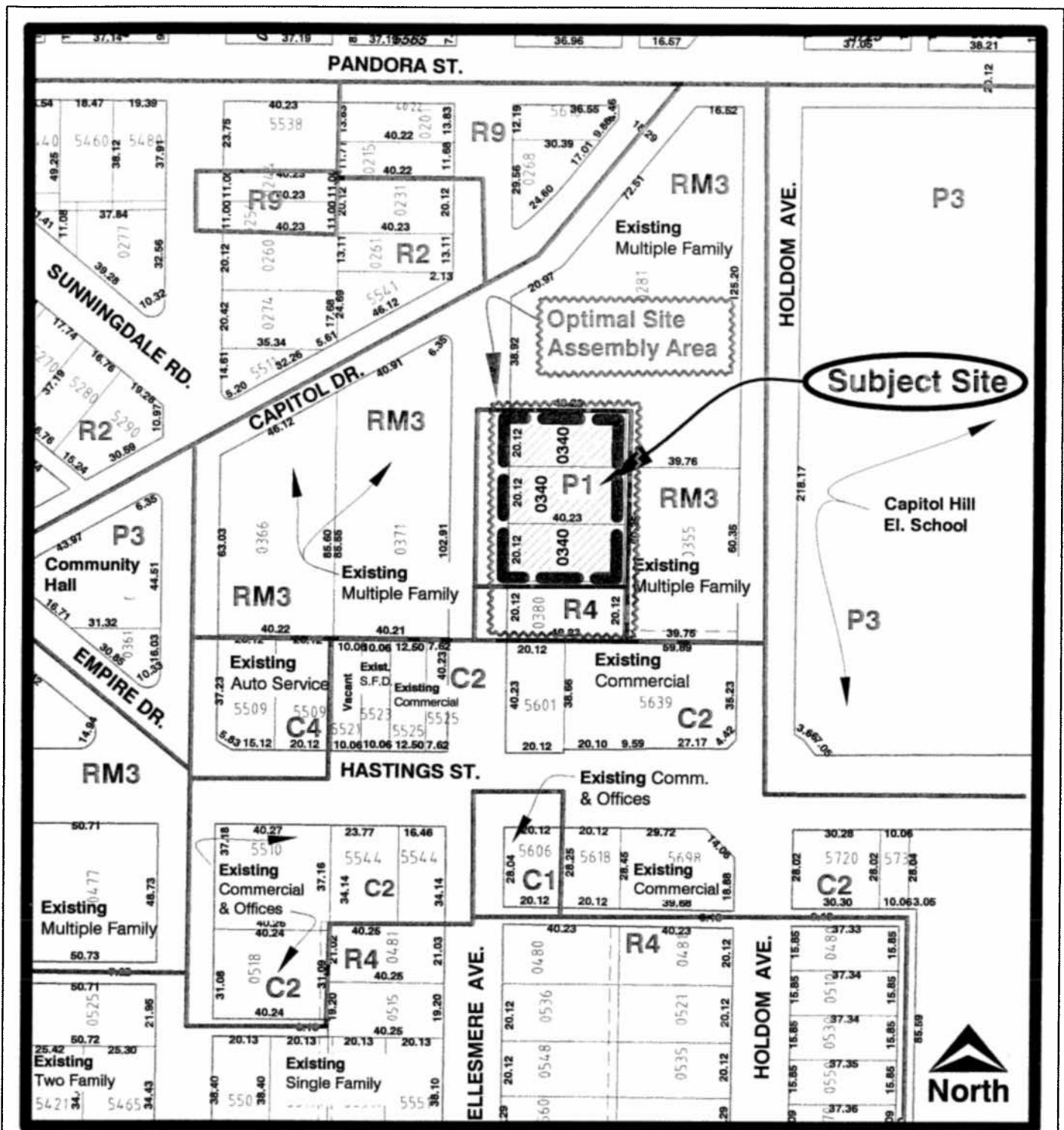
Scale: N.T.S.

Drawn By: J.P.C.

Date: June 2006

**Proposed Multiple Family Rezoning**  
340 Ellesmere Ave.

Sketch # 1



## Planning and Building Department

Scale: 1 = 2000

Drawn By: J.P.C.

Date: June 2006

**Proposed Multiple Family Rezoning**  
340 Ellesmere Ave.

Sketch # 2