
TO: CITY MANAGER **DATE:** 2011 May 25

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** PC 41000 05
Reference: 3892 Phillips Avenue
SIT #11-36

SUBJECT: **SITING APPROVAL APPLICATION #11-36**
3892 PHILLIPS AVENUE
Proposed Construction of a New Single-Family Dwelling
Winston-Government Industrial Area

PURPOSE: To inform Council of an intention to construct a new single-family dwelling within the designated Winston-Government Industrial Area.

RECOMMENDATION:

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

REPORT

1.0 PROPERTY CONTEXT

On 2011 April 04, Council at its Open Meeting received correspondence from Mr. and Mrs. R. Anselmo, the owners of 3892 Phillips Avenue, regarding their intention to develop a new single-family dwelling at the subject property, in accordance with the existing R1 Residential District zoning which permits single-family development (see Sketch #1 *attached*). This report presents the owners' siting approval application (Siting Approval Reference #11-36) for the construction of a new single-family dwelling on the current R1 Residential District lot.

The subject property, which is an irregular-shaped lot with a lot area of 2,231.5 m² (24,020 sq. ft.) and average lot width of 35.7 m (117 ft.), is located on the southeast corner of Phillips Avenue and Winston Street. The subject property is currently occupied with an older single-family dwelling which fronts onto Phillips Avenue. To the north, beyond Winston Street, is a stable single-family neighbourhood; to the west are two-storey office-industrial buildings; to the south are two residential lots improved with older single-family dwellings, beyond which are office-industrial buildings; and to the east is a vacant irregular-shaped City-owned lot. Vehicular access is provided via Phillips Avenue.

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The subject property is located within a designated industrial area under the Official Community Plan (OCP) and is identified for future general industrial uses. It is noted that given the residential character of the area north of Winston Street, industrial development in this area is to be particularly designed to ensure minimal conflict with nearby residential areas. Industrial development along the south side of Winston Street is characterized by sites with a lot area greater than 6,970 m² (75,000 sq. ft.); a 9.0 m (30 sq. ft.) landscaped buffer setback along the Winston Street frontage; and a two-storey built form, wherein industrial activities are characterized by office-industrial uses which generally operate within an enclosed building.

On 2011 March 21, Council rejected the property owner's rezoning application (Rezoning Reference #11-01) to rezone the subject property from the R1 Residential District to the M5 Light Industrial District to permit the conversion of the existing dwelling into a business and professional office, with related accessory storage yard for the parking and storage of commercial fleet vehicles. Planning staff advised that the proposed rezoning would not achieve the desired consolidation; would not commensurate with the scale of other "Winston" industrial developments, as it would be the smallest industrial site in the area; and the desired 9.0 m (30 ft.) setback along its Winston Street frontage would have a disproportionate impact on the development potential of the property on its own.

2.0 DISCUSSION

The existing R1 District zoning of the subject property at 3892 Phillips Avenue permits the development of a single-family dwelling. However, it would be desirable to assemble and consolidate the subject property, along with the neighbouring properties at 3926 and 3968 Phillips Avenue, and the vacant City-owned lot to the east at 7450 Winston Street, for development of an M5 District office-industrial site commensurate with the scale and character of other "Winston Street" industrial developments (see attached Sketch #1) in line with the prevailing industrial designation of this area.

As previously noted, the subject property, as well as the neighbouring properties at 3926 and 3968 Phillips Avenue, are currently occupied with small, older, single-family dwellings in fair condition. The City-owned property at 7450 Winston Street is vacant and covered with deciduous trees and shrubs. The three dwellings in this industrial area, including the subject property, were built prior to 1955 and have improvement values of less than \$30,800 each.

While this Department continues to support the comprehensive redevelopment of the overall site under the OCP's office/industrial development designation as part of a suitable site assembly, it is acknowledged that the proposed single family dwelling is permitted under the prevailing R1 District zoning of the site. Staff would note that pursuit of City acquisition of the lot is not proposed, as the owners have advised that they are not interested in selling the property and specifically wish to advance its residential redevelopment as permitted by the R1 District.

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Should new residential development of this lot proceed, it is noted that the properties at 3926, 3968 Phillips Avenue and 7450 Winston Street, to the south and south-east of the subject property, would still remain available for future consolidation and rezoning to develop a smaller office-industrial development under the M5 District.

In view of the above, this Department would advise the property owner that on application, a Building Permit for a new single-family dwelling for the subject property at 3892 Phillips Avenue would be released, subject to full compliance with R1 Residential District and requirements of the Chief Building Inspector.

This report is for the information of Council.

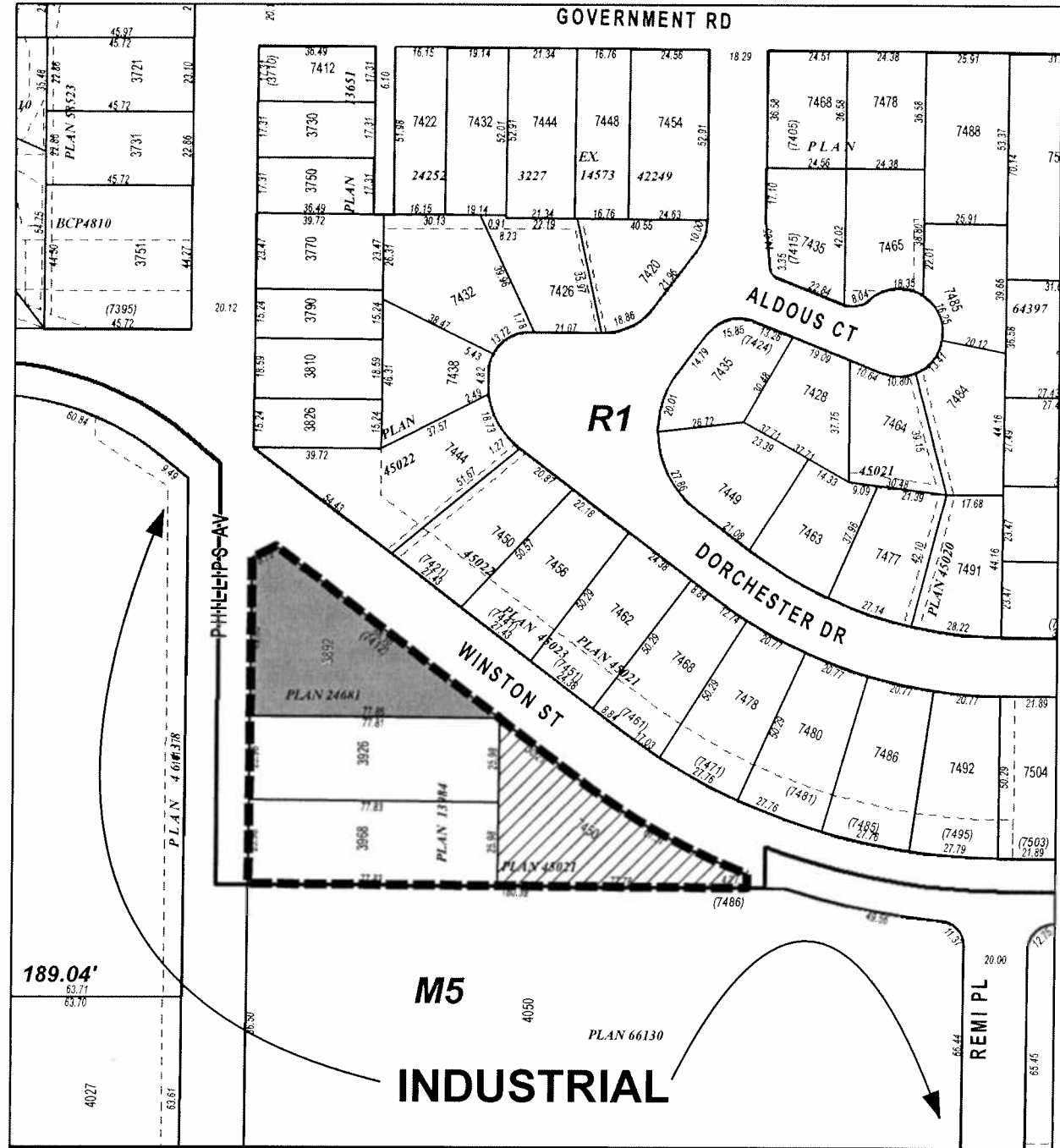


B. Luksun, Director
PLANNING AND BUILDING

GT:spf/tn

Attachment

cc: Director Finance
Chief Building Inspector
Chief Licence Inspector
City Solicitor



		PLANNING & BUILDING DEPARTMENT	
DATE: MAY 13 2011	Subject Site	Vacant City-Owned Lot	
SCALE: 1:2,000	Desired Planned Assembly Area - CD (M5)		
DRAWN BY: AY			

Sketch #1