



Item
Meeting 2016 October 17

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 October 12

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** PC 41000 05
Reference: SIT #16-70

SUBJECT: SITING APPROVAL APPLICATION #16-70
3926 PHILLIPS AVENUE (SOLIGO/CIFREK)
PROPOSED NEW SINGLE-FAMILY DWELLING
WINSTON GOVERNMENT INDUSTRIAL AREA

PURPOSE: To inform Council of a request to construct a new single-family dwelling under existing zoning within the Winston Government Industrial Area.

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT**1.0 INTRODUCTION**

The owner of the subject property at 3926 Phillips Avenue has submitted a Building Permit application (BLD#16-874) with the intention of constructing a new single-family dwelling on the site in accordance with the existing R1 Residential District zoning (see *attached Sketch #1*). The property is identified in the Official Community Plan (OCP) and Metro Vancouver Regional Growth Strategy (RGS) for General Industrial uses and is designated as part of a four lot assembly for rezoning to the CD Comprehensive Development (utilizing the M5 Light Industrial District as a guideline), subject to a suitable site assembly (see *attached Sketch #2*).

2.0 BACKGROUND

On 2016 August 29, Council adopted the recommendation in a submitted report to authorize the Legal and Lands Department to negotiate the acquisition of the property at 3926 Phillips Avenue in order to protect the redevelopment potential of the assembly area for light industrial uses in line with the adopted OCP, and to preclude potential single-family redevelopment under the prevailing R1 Residential District zoning. Through negotiations, the property 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. The property owners acquired the subject property in 2015 June for single-family redevelopment.

3.0 SUBJECT PROPERTY

The subject property has a lot area of approximately 2,022.53 m² (21,770 sq. ft.) and a lot width of approximately 25.98 m (85 ft.). The subject property is currently improved with a single-family

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dwelling built in 1950 which fronts onto Phillips Avenue. Directly to the north is an older single-family home with a recent addition and attached garage approved under Siting Approval Reference #11-115, and a single-family neighbourhood beyond across Winston Street. To the west across Phillips Avenue are light industrial uses. To the immediate south is a single-family dwelling, beyond which are light industrial uses. To the east is a vacant City-owned residential lot. Vehicular access is provided from Phillips Avenue.

The existing R1 District zoning of the subject property at 3926 Phillips Avenue would permit the development of a single-family dwelling. However, it is desirable to assemble and consolidate the subject property, along with the neighbouring properties at 3892 and 3968 Phillips Avenue, and the vacant City-owned lot to the east at 7450 Winston Street, for development of an M5 District light industrial development in line with the OCP designation of this area.

As noted, the subject property, as well as the neighbouring properties at 3892 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 with the exception of the addition to 3892 Phillips Avenue completed in 2014.

While this Department continues to support the comprehensive redevelopment of the overall site under the OCP's general industrial designation as part of a suitable site assembly, it is noted that the property 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. It is acknowledged that the proposed single-family dwelling is permitted under the prevailing R1 District zoning of the site.

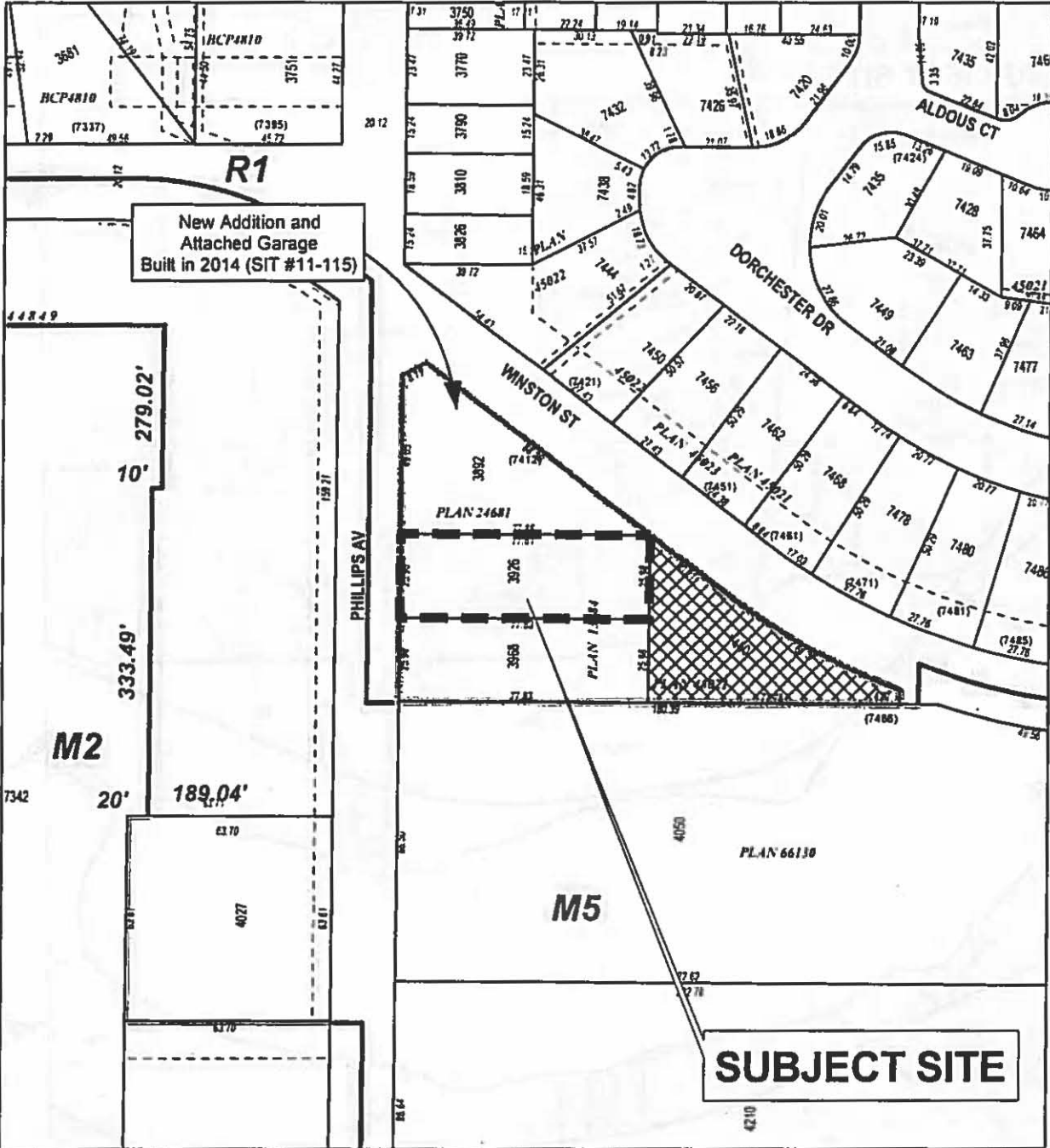
In view of the above, unless otherwise directed by Council, this Department would release a Building Permit for a new single-family dwelling at 3926 Phillips Avenue, subject to full compliance with the existing R1 Residential District and requirements of the Chief Building Inspector.

This is for the information of Council.


Lou Pelletier, Director
PLANNING AND BUILDING

JS:spf
Attachments

cc: Chief Building Inspector
City Solicitor



PLANNING & BUILDING DEPARTMENT






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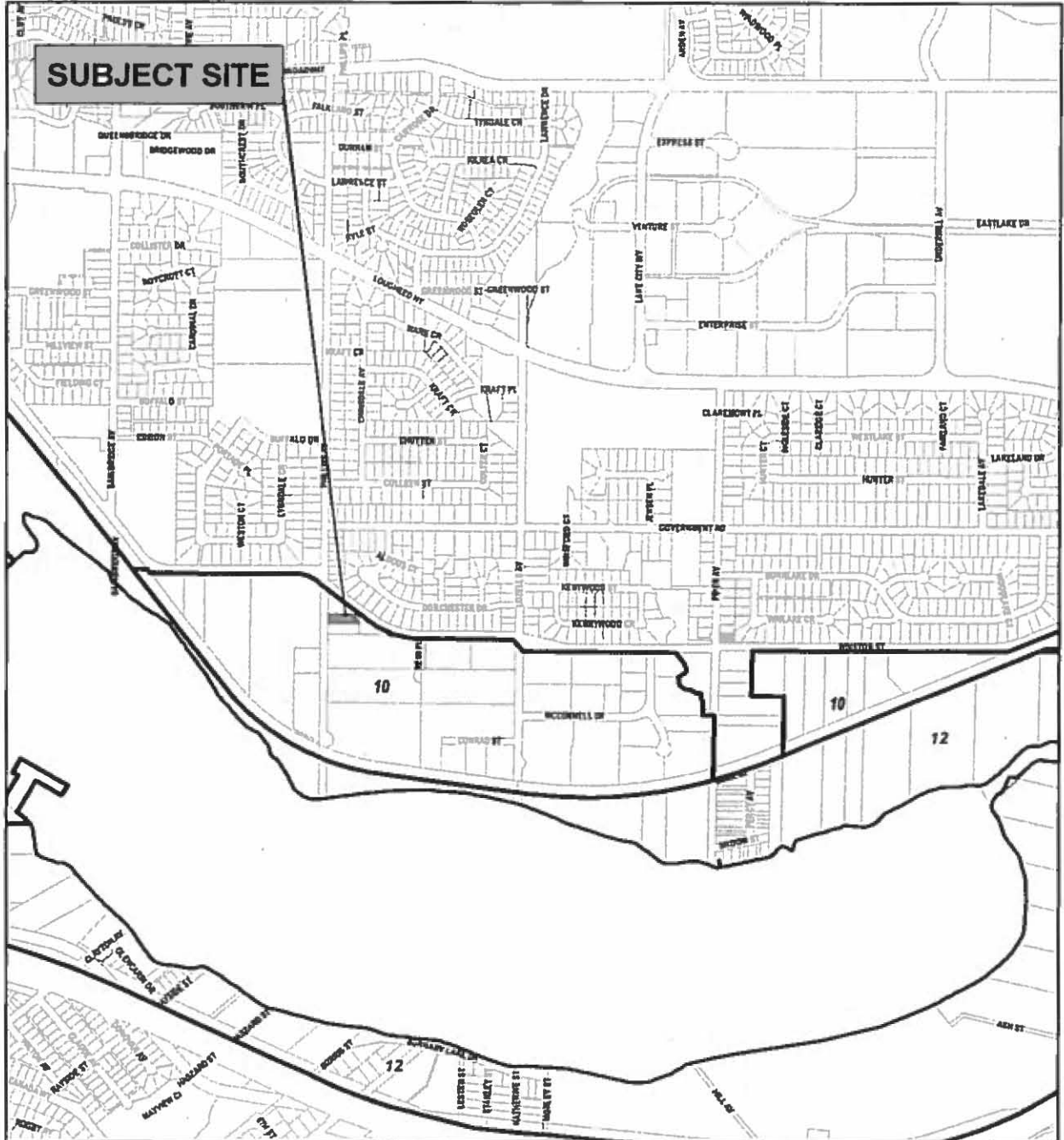
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SITING APPROVAL APPLICATION
3926 PHILLIPS AVENUE

-  Subject Site
-  City-Owned Property

 Desired Assembly Area - CD (M5)

Sketch #1



Winston Industrial District



PLANNING & BUILDING DEPARTMENT

- 10 Industrial
- 12 Park and Public Use

