



Item .....
Meeting .....2017 February 27

## COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2017 February 22

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 71000 05  
*Reference:* SIT#16-90

**SUBJECT:** SITING APPROVAL #16-90  
1430 DUTHIE AVENUE  
NEW SINGLE-FAMILY DWELLING WITH SECONDARY SUITE  
MONTECITO PLAN AREA

**PURPOSE:** To inform Council of a request to construct a new single-family dwelling within the Montecito Plan area.

**RECOMMENDATION:**

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

**REPORT**

The Building Department has received a Building Permit application (BLD#16-01179) for a new single-family dwelling with a secondary suite and attached garage at 1430 Duthie Avenue, in accordance with the site's existing R4 Residential District zoning (see *attached* Sketch #1). The subject property measures approximately 20.43 m (67 ft.) wide by 36.12 m (119 ft.) deep and has an area of 737.93 m<sup>2</sup> (7,943 sq. ft.).

The subject property is located in the Council-adopted Montecito Plan area. Under the adopted Plan, the subject site is identified as part of an assembly together with the fifteen other single-family lots within the block, and is designated for low density residential development through the CD Comprehensive Development District rezoning process, utilizing the RM1 Multiple Family District and Montecito Plan area as guidelines (see *attached* Sketch #2). The desired sixteen-lot assembly is located at the northern end of the block bounded by Duthie Avenue, Kitchener Street, and Hatton Avenue, and includes a lane right-of-way. None of the other properties in the desired assembly are City-owned.

The desired assembly is comprised almost exclusively of single-family dwellings, with one two-family dwelling at 1472 Duthie Avenue. Three of the dwellings were constructed more recently including 1460 Duthie Avenue in 2010 (Siting Approval #09-55), and both 1530 Duthie Avenue (Siting Approval #92-42) and 1471 Hatton Avenue in 1993 (Subdivision #91-93). All are in excellent condition and have high improvement values. The remaining dwellings in the assembly were built between the 1950's and 1970's, and all are in good condition.

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From: Director Planning and Building  
Re: SIT#16-00090  
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It is noted that the properties in this area are unlikely to be assembled, as a single-family lot value exceeds its value as part of an assembly for RM1 development. Further, there are three newer dwellings within the assembly area, and the area continues to have a stable and well-established single-family character. As such, the potential for redevelopment of the proposed multi-family site assembly in the future remains unlikely. It is acknowledged that the proposed new dwelling is a permitted use under the prevailing R4 Residential District zoning.

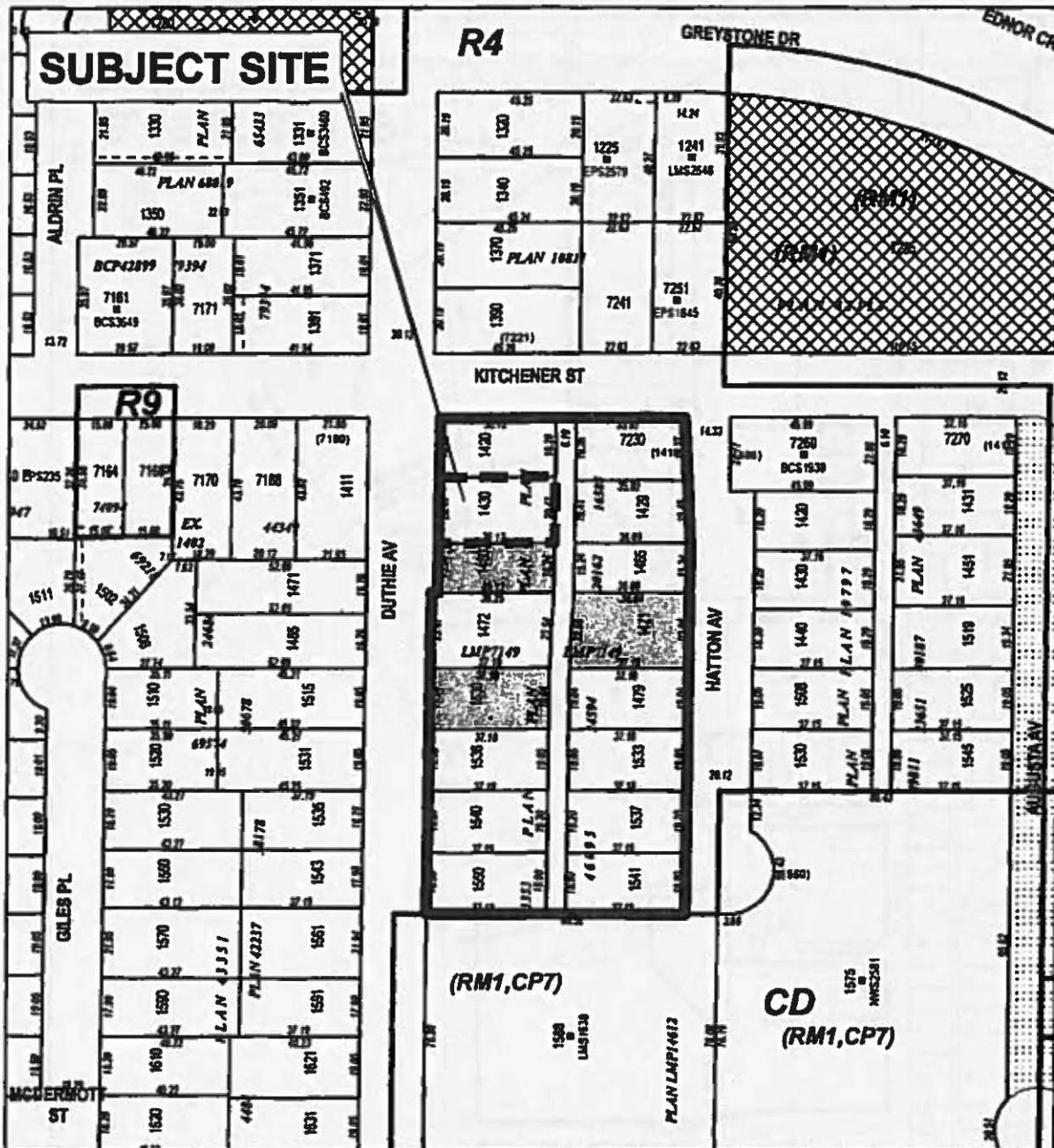
In view of the above, this Department would release a Building Permit for a new single-family dwelling with a secondary suite at 1430 Duthie Avenue, subject to full compliance with the existing R4 Residential District and requirements of the Chief Building Inspector. Given the stable single-family presence within this area of the Montecito Plan, and the unlikelihood that a sixteen lot assembly would be achieved in the future, staff would process future Building Permit applications for properties in this area of the Montecito Plan, in line with the prevailing R4 District, without submission of further Siting Approval reports.

This is for the information of Council.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

SMN:spf  
Attachments

cc: Chief Building Inspector  
City Solicitor



PLANNING & BUILDING DEPARTMENT







DATE: FEB 14 2017

SCALE: 12,000

DRAWN BY: AY

**SITING APPROVAL**  
**1430 DUTHIE AVENUE**

	Subject Site		Newer Dwellings
	City-Owned Property		Desired Assembly

Sketch #1

