

5. Proposed Amendment to Subdivision By-law No. 5208 - Reclassification of the properties at 3205, 3211, 3219 and 3221 West 41st Avenue (VanRIMS No.: 08-4000-11)

The Committee had before it an Administrative Report dated September 1, 2006, in which the Subdivision Approving Officer, in consultation with the Director of Planning addressed a proposal to reclassify the properties at 3205, 3211, 3219 and 3221 West 41st Avenue (Lots 1, 2, 3 and 4) from Category D to Category A for the purpose of subdivision in accordance with the minimum parcel size requirements of Schedule A, Table 1, of the Subdivision By-law. The General Manager of Community Services recommended approval of Recommendation A, but submitted Recommendation B as an alternative for consideration.

Rick Scobie, Subdivision Approving Officer, reviewed the report.

Ken Friesen, owner representing 594608 BC Ltd., spoke in favour of the reclassification. His comments included:

- owners are currently in discussion with City regarding use of the site for a housing demonstration project - previous efforts involving others, have not been successful;
- requests an opportunity to proceed; approval would provide an opportunity for success; and
- if reclassification is not approved, the criteria relating to housing demonstration projects is so difficult and expensive that developers cannot meet the challenge.

Mr. Scobie, along with Pat Wotherspoon, Assistant Director of City Plans, responded to questions relating to densities in the area, potential and challenges for housing demonstration projects, differences between the options proposed in the report, and relevant timeframes.

MOVED by Councillor Louie

THAT the Committee recommend to Council

THAT Council approve the application to reclassify the properties at 3205, 3211, 3219 and 3221 West 41st Avenue (Lots 1, 2, 3, and 4, Block 12, District Lot 2027, Plan 3741) from Category D to Category A of Schedule A, Table 1, of Subdivision By-law No. 5208, but defer enactment of the Subdivision By-law amendment and encourage the owner to pursue rezoning and redevelopment opportunities that would provide alternative housing variety in accordance with Directions 7.1 and 7.4 of the Dunbar Community Vision; and

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law to amend the Subdivision By-law implementing the required changes but withhold its presentation to City Council for enactment until the General Manager of Community Services is satisfied that rezoning and redevelopment opportunities have been sufficiently explored, within a six-month period.

CARRIED UNANIMOUSLY