

MEMORANDUM

January 20, 2014

TO: Mayor and Council

FROM: Kent Munro, Assistant Director of Planning

COPY TO: Penny Ballem, City Manager
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SUBJECT: Heritage Revitalization Agreement and Heritage Designation - 304 East 28th Avenue - Response to lane dedication questions - RTS#10226

This memorandum brings forward staff responses to questions asked by Council during the public hearing proceedings on December 17, 2013. Council had inquired about lane dedications and lane development in the subject block. To clarify issues, a summary of information drawing from the staff report dated November 4, 2013 is provided.

As noted in the staff report, lane dedications are taken as a condition of development permit issuance in the case of conditional approvals; over time, this has occurred five times in the subject block (as shown in Diagram 1). Most development in RS-1 zones such as this, however, is processed through the outright approval stream and the City cannot require land dedication. Nevertheless, in cases where lane dedication cannot be achieved, development permits typically require all buildings to be sited outside of a ten foot "reserve area" along the rear property line which would then allow for any future acquisition and lane development.

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Diagram 1 shows the existing lane dedications for the properties on the 4400 Block of Sophia Street and Walden Street between East 28th Avenue and East 29th Avenue (including the Walden House site at 304 East 28th Avenue, the subject of this memorandum). There are only a few older accessory structures sited in what would be the “reserve area”; these structures likely predate the setback requirement.

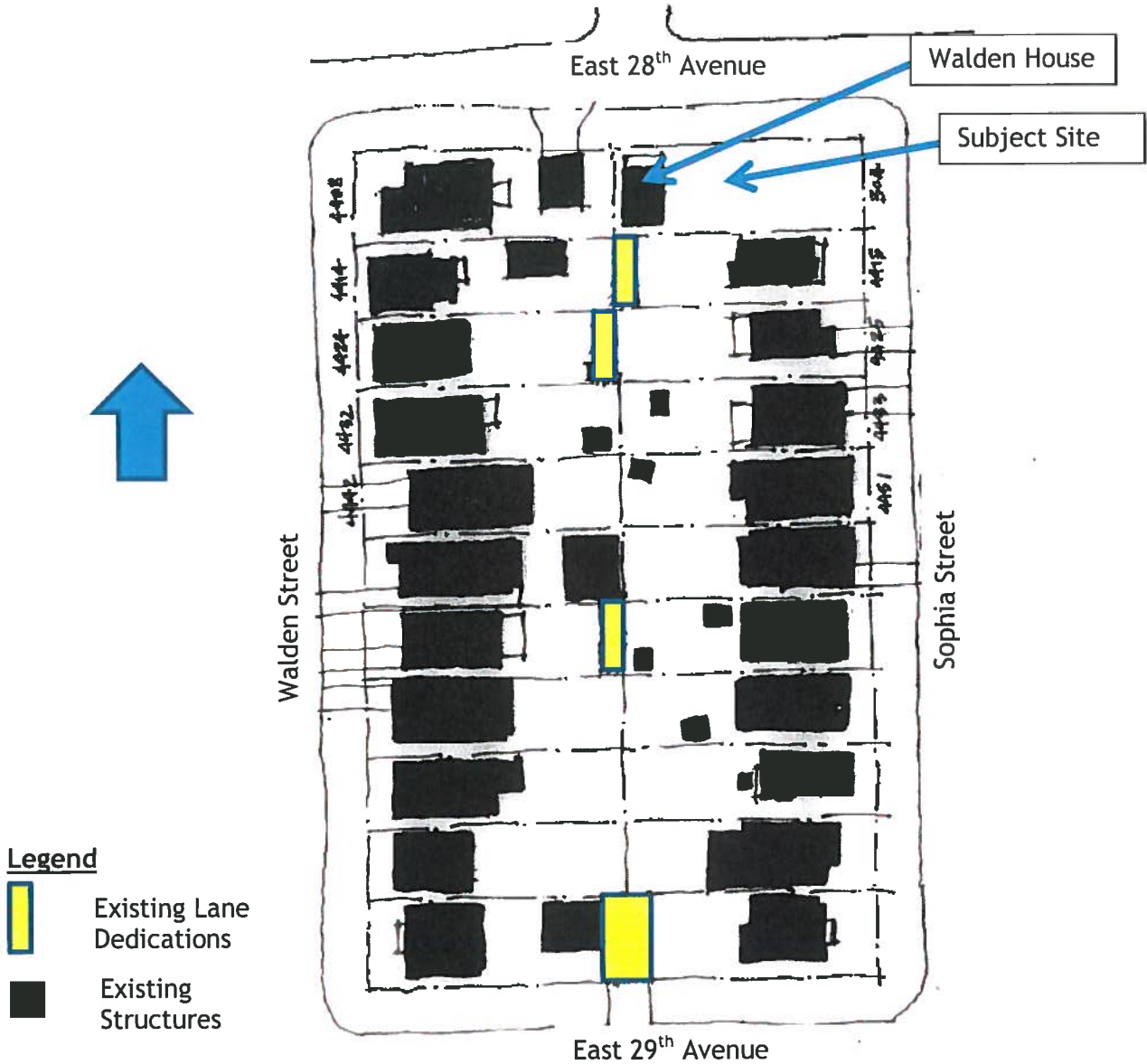


Diagram 1: Existing Lane Dedications and Development

At the public hearing, speakers noted that retaining the Walden House in its current location would not comply with the setback requirements and therefore possibly block future lane development. As stated in the staff report, future development of a lane through this block, while retaining the Walden House in its current location, can be achieved.

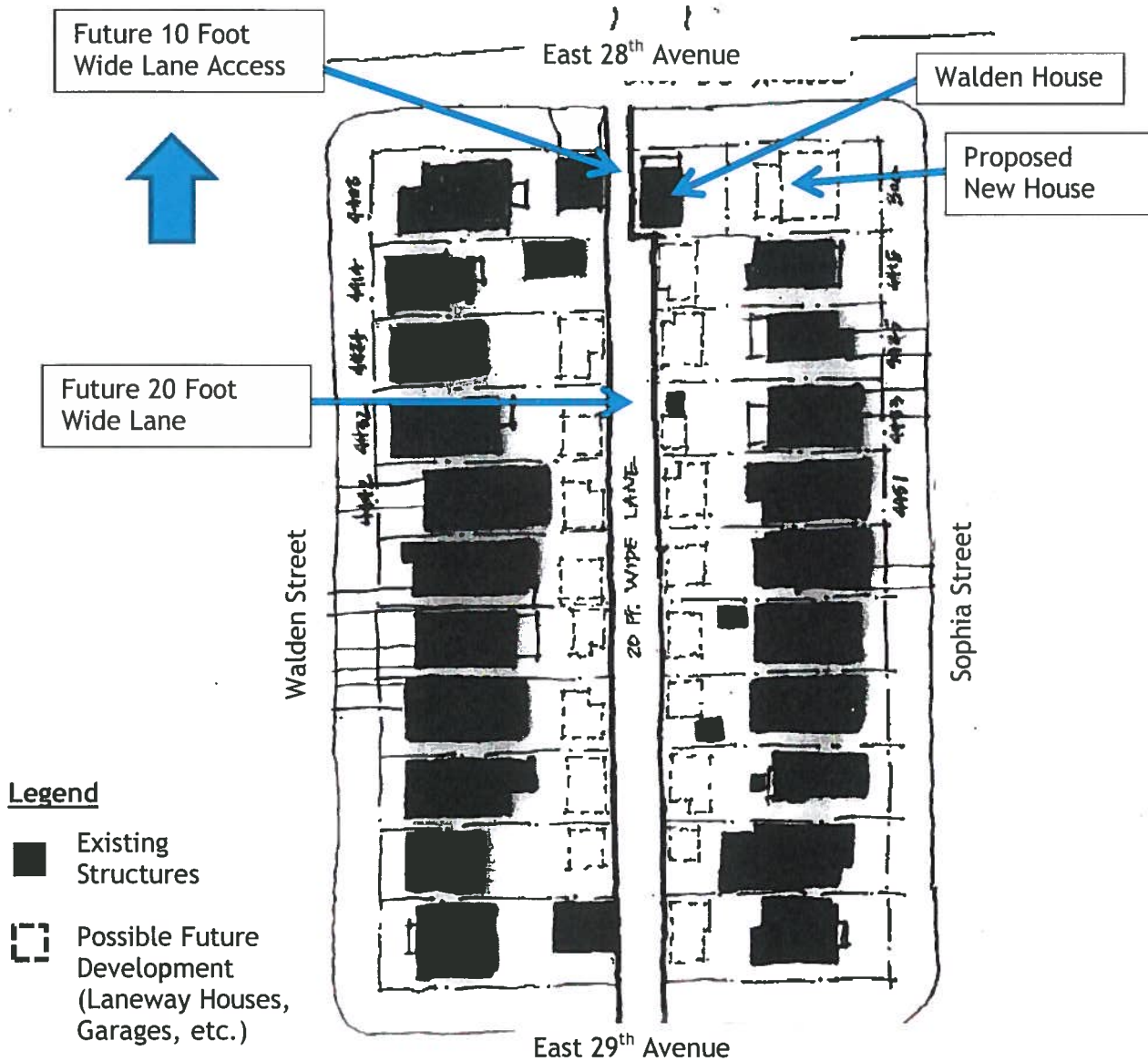
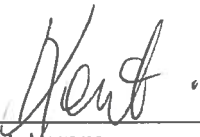


Diagram 2: Potential Future Lane Development

Diagram 2 shows that a full twenty foot wide lane could be developed through the block, while retaining the Walden House in its historic location. A ten foot wide access would be possible at the north end of the block beside the Walden House to allow vehicles to exit and enter the lane from the north end of the block as shown in the diagram. The existing access to a garage at 4408 Walden Street (across the lane from 304 East 28th Avenue) would continue to be from East 28th Avenue.

As described in the staff report, the existing location of the Walden House contributes to its heritage value and retaining the house in its current location is supported by staff and by the Vancouver Heritage Commission. It is further noted that the proposed retention of the Walden House in its current location will not preclude or negatively impact lane development through the 4400 Block of Sophia Street and Walden Street block, should that be pursued in the future.



Kent Munro
Assistant Director of Planning

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