

ITEM SUPPLEMENTARY 17
MANAGER'S REPORT NO. 4
COUNCIL MEETING 1982 01 18

RE: APPLICATION FOR BUILDING PERMIT

W½ LOT 8 AND E½ LOT 9, BLK. 48, D.L. 35, GRP. 11, PLAN 2288, NWD
3882 AND 3884 THURSTON STREET (HADCO CONSTRUCTION LTD)
METROTOWN - AREA 11

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
SUBJECT: APPLICATION FOR BUILDING PERMIT
3882 AND 3884 THURSTON STREET
(HADCO CONSTRUCTION LTD.)
W½ LOT 8 AND E½ LOT 9, BLK. 48, D.L. 35, GRP. 1, PLAN 2288, N.W.D.
METROTOWN - AREA 11

PLANNING DEPARTMENT
1982 JANUARY 14

RECOMMENDATION:

It is recommended that the applicant, Mr. Wayne Allen of Hadco Construction Ltd. at 3884 Thurston Street, be requested to consent to withdraw his building permit application at this time in light of the information contained within this report on the understanding that a further report regarding a development plan for Metrotown Area 11 and addressing the apartment development potential of the subject property will be submitted to Council within four weeks and that Mr. Allen be sent a copy of this report.

REPORT

1.0 Application for Building Permit

The Building Department is in receipt of an application by Mr. Wayne Allen of Hadco Construction Ltd. for building permits for two new single family dwellings at 3882 and 3884 Thurston Street (attached Sketch 1) which currently accommodates a single moderately sized home in what appears to be reasonable condition. The property is a split lot composed of two 10.5 m (34.48 feet) by 30.5 m (100.05 feet) legal parcels comprising a total area of 641.6 m² (6899 sq. ft.) which would permit the demolition of the existing dwelling and the construction of two new dwellings complying with the existing R5 Residential Zoning District. Mr. Allen submitted drawings for five-bedroom, two storey dwellings maximizing the potential development on each relatively small lot.

Since the subject proposal is located within the Metrotown precinct, the Building Department has referred the matter to the Planning Department. Mr. Allen has discussed the matter with the Planning Department and feels that he must pursue building permits for new dwellings at this time for economic reasons. He has been informed that a report would be submitted to Council on 1982 January 18.

2.0 Metrotown - Area 11

The subject property is located within Sub-Area 11 of Metrotown. This north-western sector of the Metrotown area north of Kingsway to Bond Street has been considered suitable for multiple family housing of a low to medium density character. A further more detailed Development Plan for this sector had been prepared in refinement of the overall Metrotown Development Concept approved by Council. This preliminary detailed Development Plan for this area (attached Sketch 2) previously submitted to Council specifically noted that an RM3-type low rise apartment designation would be appropriate for the block south of Thurston Street between Smith and Jersey Avenues which includes the subject property. Our current review of this Development Plan area indicates that this development designation for this block remains appropriate.

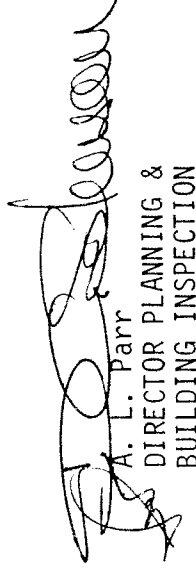
The pursuance of this detailed Development Plan into a form which would be considered for approval by Council has been placed at a high priority by the Planning Department. It is intended that a report will be submitted to Council within four weeks. The further report will address a number of aspects including development densities, road networks, general development procedures including consideration of interim controls and use of development permits, and the issue of public participation.

3.0 Discussion

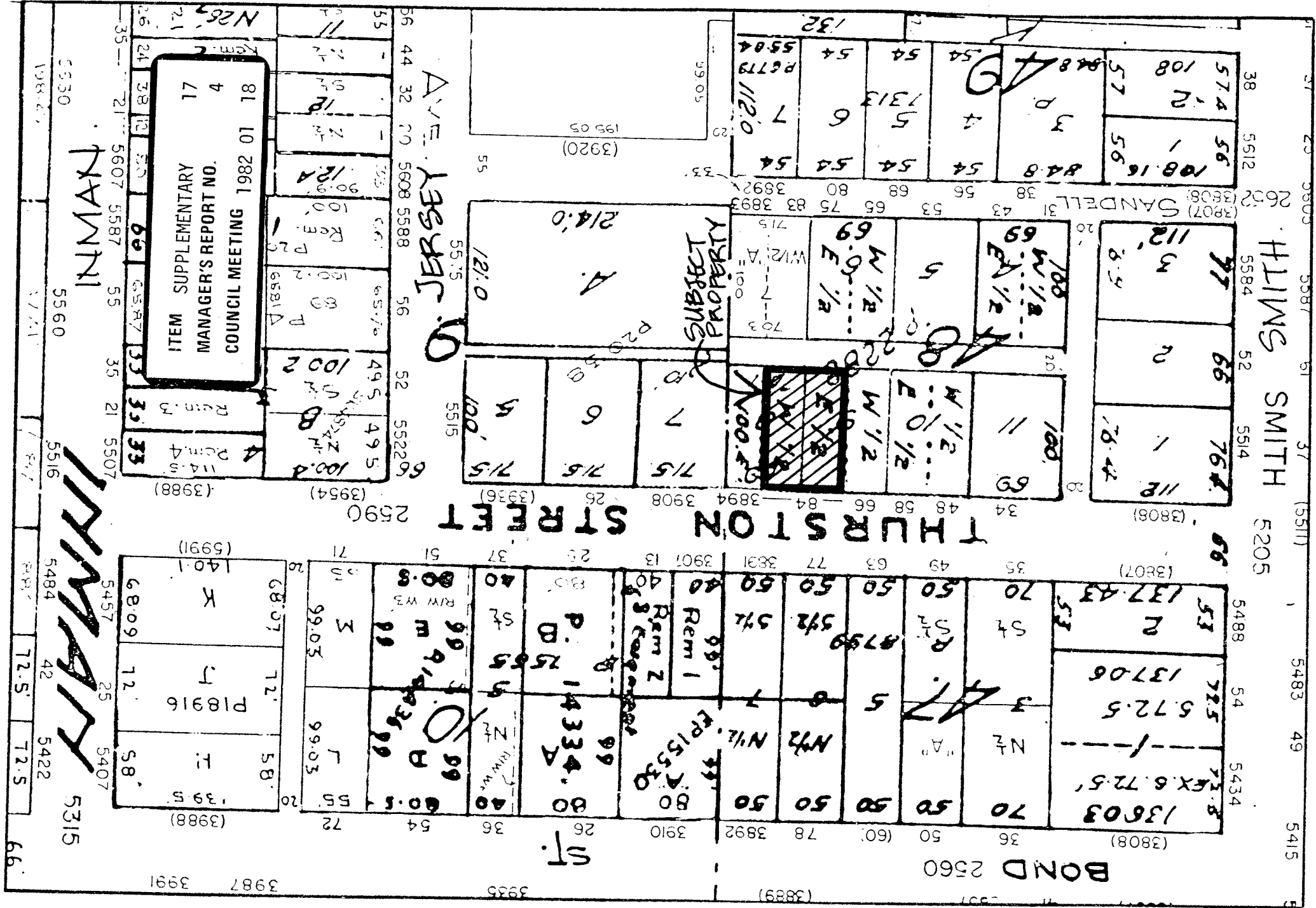
In considering this building permit application, a number of approaches were examined. First, the Planning Department could not, in principle, support the release of building permits for single-family dwellings in light of the need within designated Development Plan and Community Plan areas to preserve the intent of the prevailing guide plan by encouraging land assembly and development in accordance with the plans. Second, refusal of a building permit would require further action in the direction of either municipal acquisition or a localized rezoning to preclude construction of single-family dwellings. Neither action is considered appropriate for this subject property at this time. The considered approaches are also affected by the fact that a number of existing dwellings of both relatively recent construction and in good condition are located in close proximity to the subject property on the north and south side of Thurston Avenue. Therefore, under these circumstances, it is concluded that a request by Council that the applicant withdraw his building permit application until he can relate his development potential to an adopted Development Plan is recommended. At that time, the applicant may appreciate a stronger municipal commitment to higher density development through the adopted Development Plan which would be to the property owner's advantage.

The applicant would be informed as previously indicated that a further report regarding the Development Plan would be submitted to Council within four weeks.


Should the applicant continue to press for a building permit and not respond favourably to Council's request, a permit would be released by the Building Department subject to all standard requirements.


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

KI/nb
att.
cc: Chief Building Inspector
Municipal Solicitor



Burnaby Planning Department



BUILDING PERMIT APPLICATION
 3004 THURSTON STREET.
 W 1/2 LOT 8 AND E 1/2 LOT 9, BIK 4B
 D.L. 35, PLAN 2208

METROTOWN SUB-AREA 11

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SKETCH 1

Date: 10-28

Scale: 1" = 100'

Drawn By:













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SKETCH 2
 TRAFFIC SIGNAL

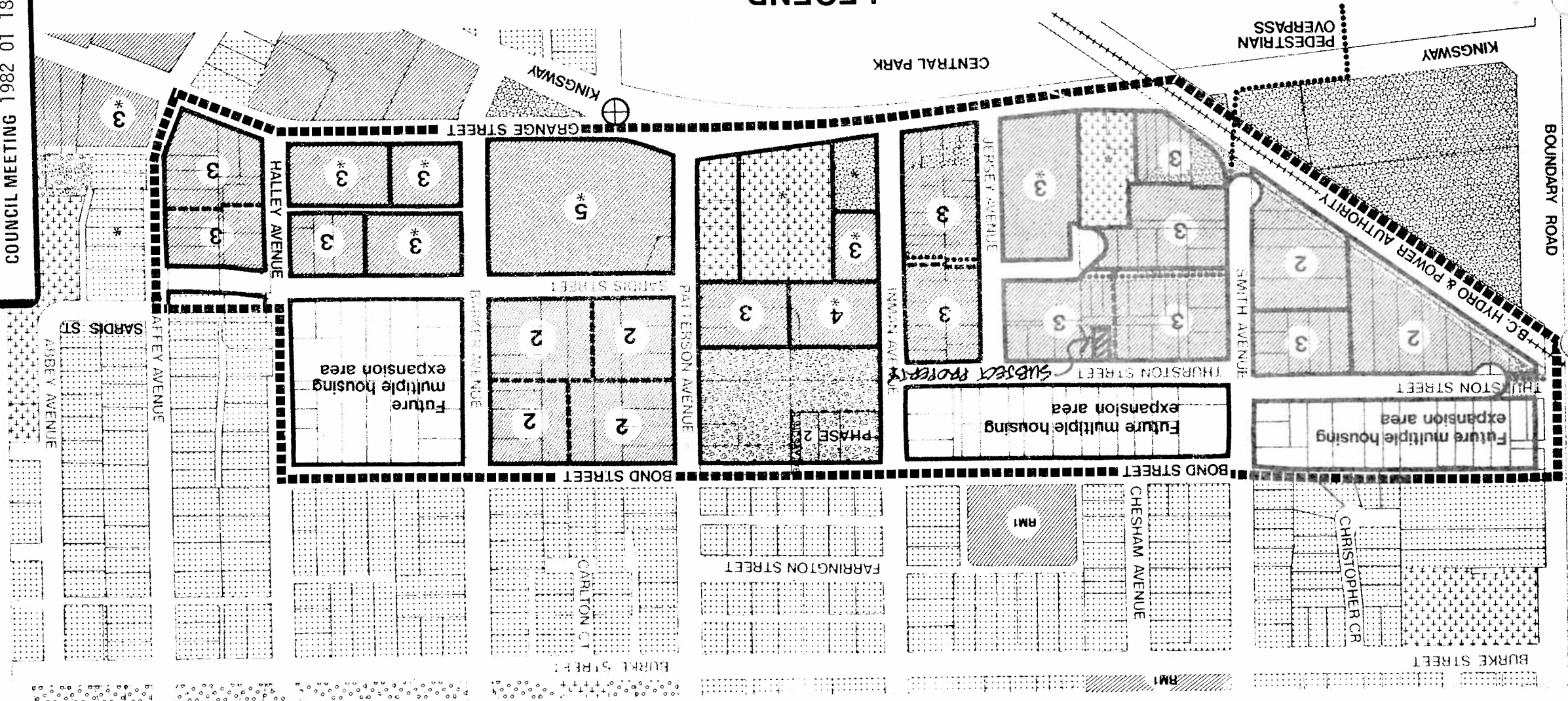
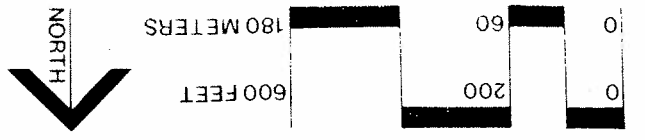
SITE DEVELOPED IN ACCORDANCE WITH PLAN *

LEGEND:

 R2	 INSTITUTIONAL
 R5	 MIXED USE
 RM2 40UPA	 COMMERCIAL
 RM3 50UPA	 PARK
 RM4 Existing	 RM5 Existing
 RM5 Existing	 RM5 Existing

WALKWAY
 LRT - - - - -

DEVELOPMENT PLAN Metrotown - Area 11 Residential / Mixed Use



BOUNDARY ROAD

BC HYDRO & POWER AUTHORITY

PEDESTRIAN OVERPASS

CENTRAL PARK

Future multiple housing expansion area

Future multiple housing expansion area

Future multiple housing expansion area

PHASE 2

SUBJECT PROPERTY

BURKE STREET, FARRINGTON STREET, CHESHAM AVENUE, BOND STREET, PATTERSON AVENUE, HALLEY AVENUE, KINGSWAY, THURSTON STREET, SMITH AVENUE, JERSEY AVENUE, ASBELY AVENUE, SARDIS ST