

Re: APPLICATION TO CONSTRUCT A NEW DWELLING
3880 THURSTON STREET
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 1985 JUNE 24
FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 15.312.1
Area 11

SUBJECT: APPLICATION TO CONSTRUCT A NEW DWELLING
3880 THURSTON STREET - METROTOWN AREA 11
E1/2 of LOT 9, BLOCK 48, D.L. 35, GROUP 1, PLAN 2288, N.W.D.
(34.5 FEET BY 100 FEET - SEE ATTACHED SKETCHES)

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RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

An application has been made for Building Permit approval for a new single-family dwelling on a lot at 3880 Thurston Street (Sketch 1) from A. & M. Johnson Contractors. The lot which measures 34.5 ft. by 100 ft. is located within an area of adopted Metrotown Area 11 Development Plan (Sketch 2), which is designated for Comprehensive Development apartment proposals on suitable consolidated sites, utilizing the RM3 zoning district and a maximum density of 50 units per acre as guidelines.

In examining the block along Thurston Street within which this lot is located and bearing in mind likely apartment site consolidations in the near future, it is apparent that the consolidation potential of this lot could be limited for a number of years. This is due to the fact that there are reasonably-sized existing dwellings in good condition on small lots on the two lots directly east of the subject lot; and two newer dwellings and one older dwelling in good condition on small lots on the three lots directly west of the subject lot.

ITEM

MANAGER'S REPORT NO.

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It would be desirable for an applicant for a new dwelling on the subject property to consent to withdraw his application. However, if an applicant continues to press for a building permit and in the light of the good quality existing dwellings on small lots adjacent to the subject lot, this department would permit, unless otherwise directed by Council, the release of a Building Permit.

The release of any building permit would be subject to compliance with all technical requirements of the National Building Code, the Chief Building Inspector, and the existing Residential District (R5); and subject to there being no encroachment of the existing dwelling on the abutting lot to the east (W1/2 of Lot 8) over the subject lot (E1/2 of Lot 9).

This is for the information of Council.

ALP

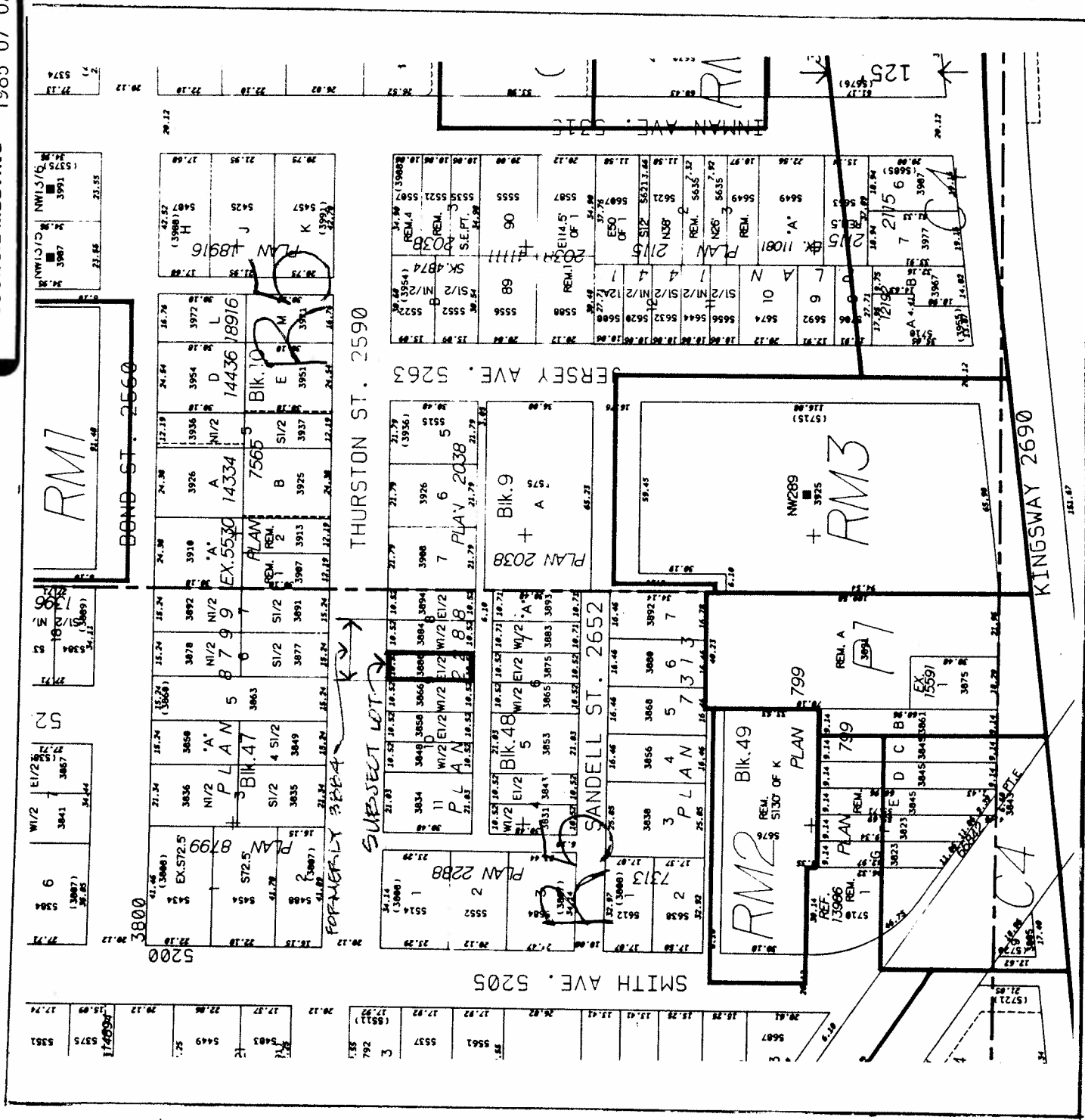
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Attachments

cc: Chief Building Inspector

ALP
A. L. Parr

A. L. Parr
Director Planning &
Building Inspection



Date

25 JUNE

Scale

1:2000

Drawn By

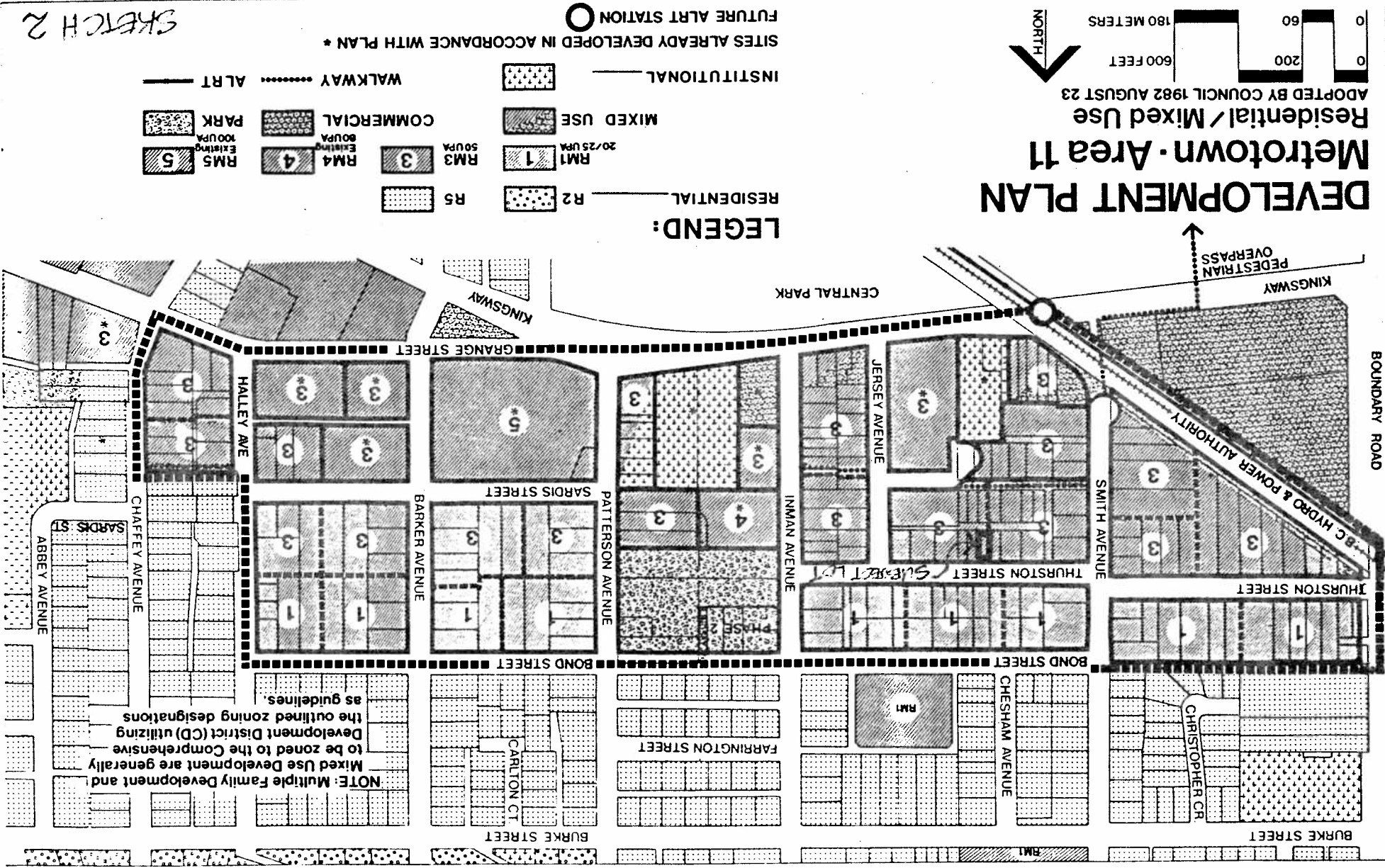
SKETCH 1

Burnaby Planning Department

PROPERTY AT 2880 THURSTON ST.
 LOT 9 EX, BIK 48, P.L. 35, PLAN 2288
 METROTOWN AREA 7

SKETCH 2

NOTE: Multiple Family Development and Mixed Use Development are generally to be zoned to the Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.



LEGEND:

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|--|-----------------------------------|--|------------------|--|----------------------|
| | RM1 20/25 UPA | | R2 | | RESIDENTIAL |
| | RM3 50 UPA | | R5 | | INSTITUTIONAL |
| | RM4 Existing 80 UPA | | MIXED USE | | WALKWAY |
| | RM5 Existing 100 UPA | | PARK | | ALERT |

SITES ALREADY DEVELOPED IN ACCORDANCE WITH PLAN *
○ FUTURE ALERT STATION

DEVELOPMENT PLAN Metrotown - Area 11 Residential / Mixed Use

ADOPTED BY COUNCIL 1982 AUGUST 23

