

ITEM 13
MANAGER'S REPORT NO. 57
COUNCIL MEETING 88/09/12

RE: LETTER FROM MS. SHEILA CUSHING WHICH APPEARED ON THE AGENDA FOR THE
SEPTEMBER 06TH MEETING OF COUNCIL (ITEM 3 H)
REDEVELOPMENT 3700 BLK THURSTON STREET (METROTOWN AREA 11 PLAN)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 September 01

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: RESPONSE TO A LETTER DATED 1988 AUGUST 18
FROM VERNE AND SHEILA CUSHING OF 3739 THURSTON STREET
REGARDING THE METROTOWN AREA 11 PLAN

PURPOSE: The purpose of this report is to provide a response to a letter submitted by V. & S. Cushing, which appeared on the 1988 September 06 agenda.

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RECOMMENDATION:

1. THAT a copy of this report be provided to Verne and Sheila Cushing, 3739 Thurston Street, Burnaby, B.C., V5H 1H6.

REPORT

1.0 BACKGROUND:

Appearing on the September 06 agenda was a letter from Verne and Sheila Cushing regarding redevelopment in the area of their residence at 3739 Thurston Street. Their property has been included within Metrotown Area 11 since 1982. More recently, discussions have taken place with a view to expanding the designated area to the north; in this regard area residents received notice of an Open House held in 1988 March and several have participated in discussions with a developer since that date.

2.0 RESPONSE TO THE POINTS IN THE LETTER:

- 2.1 Negotiations between the writers and the developer.

The Municipality attempts to avoid being involved in acquisition negotiations between private property owners and potential developers.

The writers mention having received an offer to buy on 1988 June 28, at about \$14.20 per square foot for their property. For information, the Municipal Solicitor has indicated that properties in the general area range in value roughly from \$80,000. to \$90,000. (\$8.86 per sq. ft. to \$9.97 per sq. ft.) based upon the current R5 (single and two family zoning).

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2.2 Privacy Aspects.

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Appropriate setbacks and landscaping are required around development sites. However, it is acknowledged that the adopted Area 11 Development Plan which outlines RM1 density sites and which represents a development area in transition will from time to time have new townhouse developments being located adjacent existing single family dwellings.

2.3 Isolation of the property if other houses are sold.

Rezoning proposals would be expected to demonstrate that appropriate site consolidations can be achieved to ensure that individual properties are not "locked in" by adjacent redevelopment and that a logical lot assembly pattern is provided.

2.4 Drainage of 3745 Thurston.

There is a drainage area or swale rather than a definable watercourse approximately 20 m long on the east half of the Municipal lot at 3745 Thurston Street which drains to a catch basin near the south west corner of the lot (refer attached sketch 1). Storm water drainage in this area is accommodated by a storm sewer line located in an easement under the swale. The storm water is piped from this lot to the Vancouver boundary and emerges at Slocan and Renfrew Parks in Vancouver.

This report is submitted for the information of Council.

APL
KI:BR/ap

A. L. Parr
A. L. Parr
Director Planning &
Building Inspection

