

ITEM 3  
MANAGER'S REPORT NO. 43  
COUNCIL MEETING 88/06/20

RE: REQUEST FOR DEMOLITION PERMIT  
3835 THURSTON STREET (EXISTING ZONING R5)  
METROTOWN AREA II (PROPOSED ZONING RM1)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 JUNE 10

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: REQUEST FOR DEMOLITION PERMIT  
3835 THURSTON STREET (EXISTING ZONING R5)  
METROTOWN AREA II (PROPOSED ZONING RM1)

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RECOMMENDATION:

THAT this report be received for the information of Council.

R E P O R T

1.0 BACKGROUND

A letter from the resident owner of a property at 3835 Thurston Street in the Metrotown Area II has been submitted to the Department requesting that he be permitted to demolish a small existing house in order to construct a new single family dwelling. The lot forms part of a site that is designated in the Metrotown Area II plan as a RMI (low density multiple family development) area.

The purpose of this report is to advise Council that a redevelopment proposal that is in conflict with an adopted plan has been received, and to propose a course of action.

2.0 PROPOSAL TO CONSTRUCT A NEW HOUSE UNDER THE EXISTING R5 ZONING

The lot at 3835 Thurston Street is presently developed with a small older home. The lot forms part of a proposed RMI development site composed of seven lots in total. (Refer attached sketches 1 and 2). With the exception of the lot directly north of the subject site which has a relatively new house on it, most of the houses are fairly old but appear to be in fair to good condition. There is an older duplex at the corner of Bond Street and Smith Avenue.

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The owner of 3835 Thurston Street advises that the existing house is too small for his family and he wishes to construct a new one due to the fact that in his estimation, redevelopment will not take place for some time.

3.0 GENERAL COMMENTS

In this type of situation, the construction of a new dwelling under the existing R5 zoning could be expected to delay or reduce the potential for the future lot assembly which is necessary to achieve the implementation of the Area 11 plan.

The approval to construct a new house may, in some instances, create hardships with adjacent owners who may be anticipating redevelopment.

The alternatives for the Municipality are basically to either issue approval to the owner for a new dwelling or to have the Municipality offer to purchase the property and hold it for future redevelopment. There has been no redevelopment activity in this block and there are no current applications in the nearby area for RM1 redevelopment.


4.0 CONCLUSION

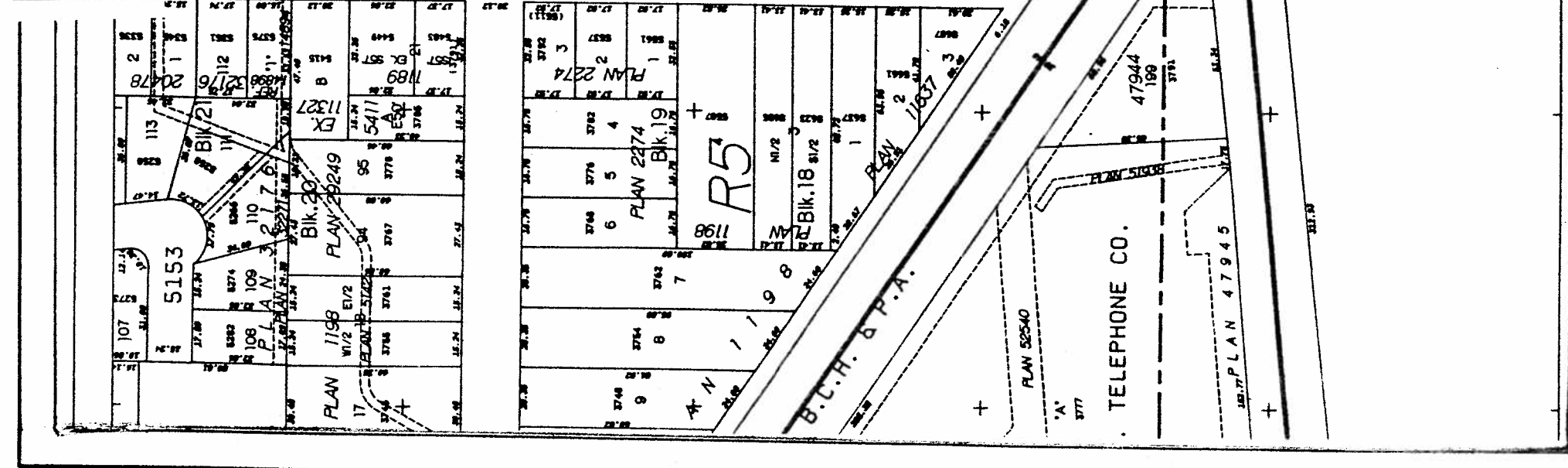
In this case, the purchase of the lot is not recommended by staff as it is considered that it may be possible to provide an alternative lot assembly pattern to minimize any negative consequences and as the redevelopment of the area is not considered imminent.

Therefore, unless otherwise directed by Council, staff propose in this instance to process the application for the demolition and subsequent building permit in the normal manner, should a specific application be made.

*ApL*  
BR:ap

attach.

  
A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION



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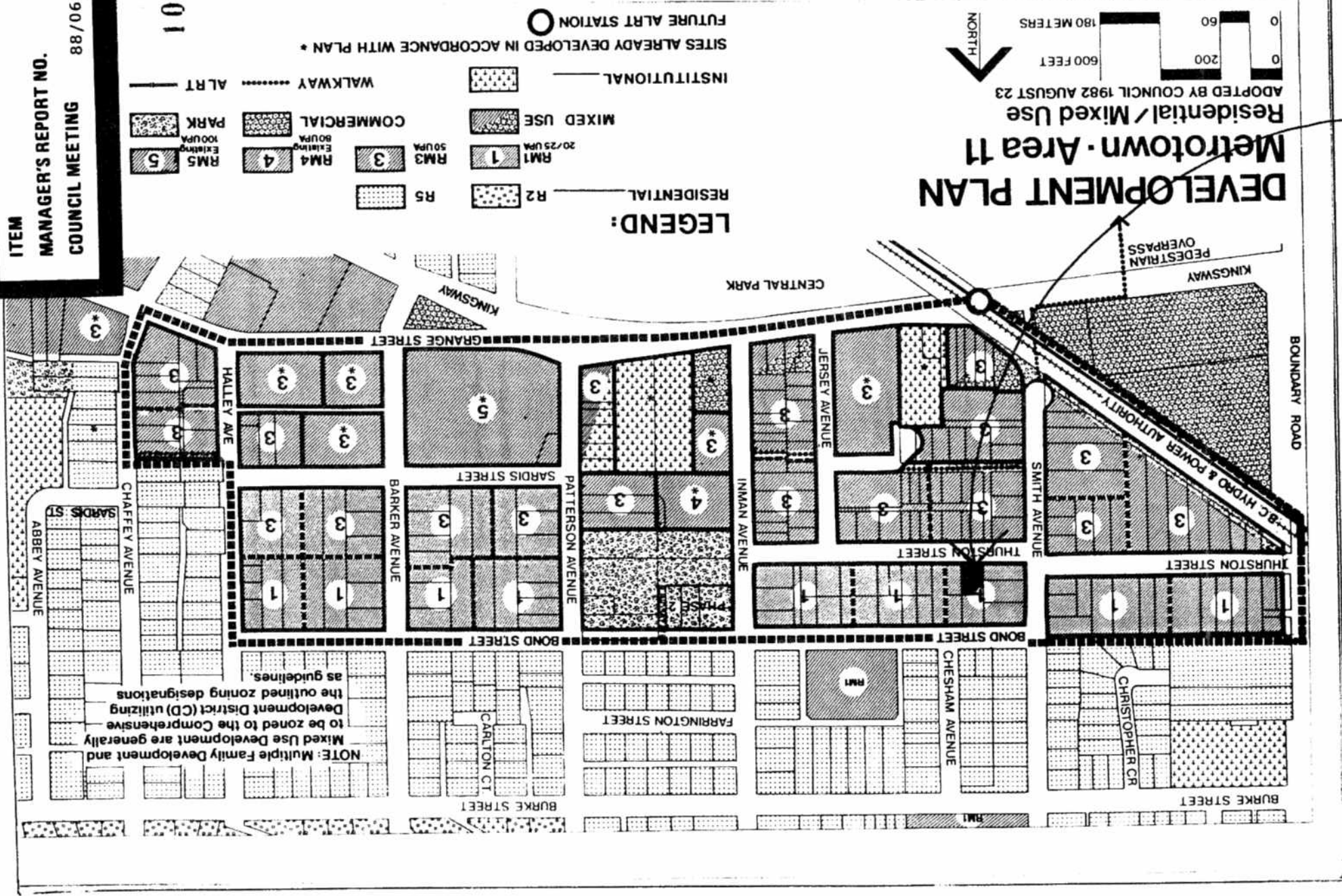


Date: 1988 JUNE  
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107  
 METROTOWN AREA 11  
 3855 THURSTON ST.  
 PROPOSED NEW (R5 ZONE) DWELLING  
 SKETCH 1

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Planning &  
 Building Inspection  
 Department

Date:

1988 JUNE

Scale:

NTS.

Drawn By:

METROTOWN AREA 11

3855 THURSTON ST. (PROPOSED RM1)

SKETCH 2