

ITEM	3
MANAGER'S REPORT NO.	25
COUNCIL MEETING	90/04/02

RE: REQUEST FOR DEMOLITION AND BUILDING PERMITS
FOR NEW DWELLINGS AT 4107 DOMINION STREET
CANADA WAY - SMITH AVENUE (COMMUNITY PLAN EIGHT)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1990 MARCH 19

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REQUEST FOR DEMOLITION AND BUILDING PERMITS
FOR NEW DWELLINGS AT 4107 DOMINION STREET
CANADA WAY - SMITH AVENUE
COMMUNITY PLAN EIGHT

PURPOSE: To advise Council on an application for demolition and building permits related to a new dwelling within Community Plan Eight.

=====

RECOMMENDATION:

- 1) THAT this report be received for the information purposes.

REPORT

The Planning and Building Inspection Department is currently reviewing an application by T. Mohamed of Apartment #22, 1075 Burnaby Street, Vancouver, B.C., V6B 1N9, to demolish the house at 4107 Dominion Street and replace it with a duplex (see attached sketches).

This lot, on the north-east corner of Gilmore Avenue and Dominion Street just east of Broadview Park, measures 66 ft. by 122 ft. and is currently zoned R5. It is located in the second priority development area of the Canada Way- Smith Avenue Community Plan 8. The Plan proposes this site for RM2 type Medium Density Apartment Development on consolidated lots once the first priority area west of Broadview Park is more than half redeveloped for apartment use.

Given the location, there will probably be redevelopment pressure in the subject area in the near future. The construction of new dwellings not in conformance with the adopted Community Plan, due to the increased cost of acquisition, would hamper redevelopment initiatives and the ability to assemble appropriate sites for multiple-family development.

PLANNING & BUILDING INSPECTION
REQUEST FOR DEMOLITION AND
BUILDING PERMITS
4107 DOMINION STREET

ITEM	3
MANAGER'S REPORT NO.	25
COUNCIL MEETING	90/04/02

However, at present, no specific rezoning applications have been received related to this area and the nearby houses appear in good condition. Therefore, on balance, it is considered that action to forestall this duplex dwelling application, such as the acquisition of the property by the Municipality, would not appear appropriate at this time. Therefore, unless otherwise directed by Council, this Department will authorize the release of the demolition and building permits for the property at 4107 Dominion Street.

This is for the information of Council.

107

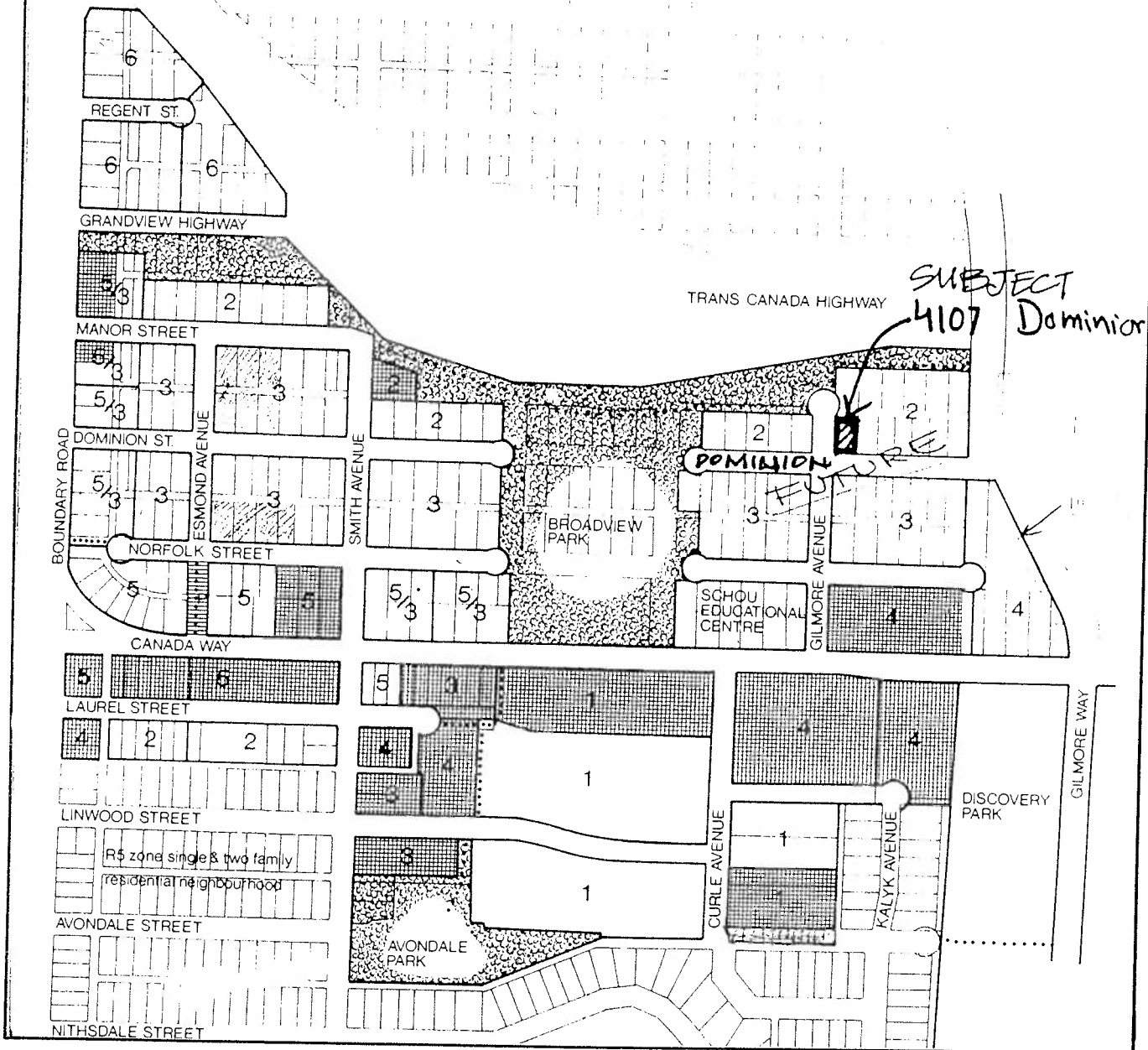

A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION


FA/KI:ap

Attach.

cc: Chief Building Inspector

ITEM 3
 MANAGER'S REPORT NO. 25
 COUNCIL MEETING 90/04/02



Date:

MAR. 90.

Scale:

NTS.

Drawn By:



THE CORPORATION
 OF THE DISTRICT OF
BURNABY

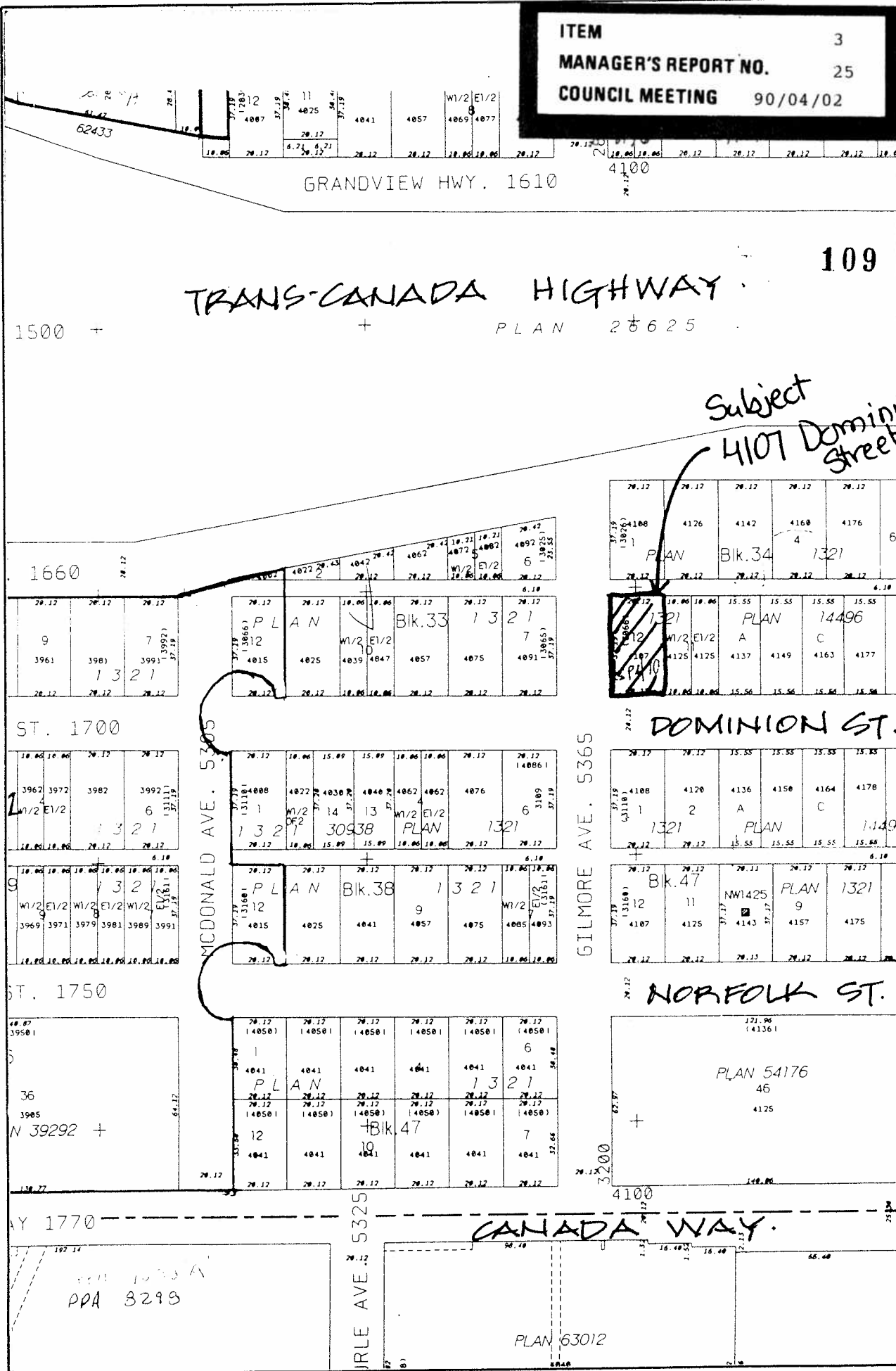
Planning &
 Building Inspection
 Department

SKETCH 1

4107 DOMINION ST.
 COMMUNITY PLAN B.



ITEM 3
 MANAGER'S REPORT NO. 25
 COUNCIL MEETING 90/04/02




V. 123 BC

SEE FACET B-18

Date:
 MAR. 90

Scale:
 N.T.S.

Drawn By:

 THE CORPORATION OF BURNABY
 Planning & Building Inspection Department

SKETCH 2.

4107 DOMINION ST.

