

ITEM	5
MANAGER'S REPORT NO.	67
COUNCIL MEETING	90/11/05

TO: MUNICIPAL MANAGER 1990 OCTOBER 19

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: PROPERTY AT 3893 SANDELL STREET (HARAGUCHI)
 PARCEL "A" OF LOT 7, BLOCK 48, D.L. 35, PLAN 2288
 METROTOWN - AREA 11

PURPOSE: To advise Council regarding an application to construct a new
 single-family dwelling within Metrotown - Area 11.

=====

RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

This department is in receipt of a letter from the owners at 3893 Sandell Street advising of their wish to demolish the existing dwelling and to construct a new dwelling on the subject property. The owners indicate their intention to apply for a building permit imminently.

For information, a copy of a report considered at the Council meeting of 1987 June 29 concerning the subject property is attached. The recommendation in the report was adopted; however, a building permit application was not pursued by the previous enquirer.

Regarding the proposal of the current owners, staff would advise that the circumstances have not changed since 1987 and, therefore, unless otherwise directed by Council, staff will release a demolition permit and a building permit for a new dwelling upon all application requirements being met.

This is for the information of Council.


 A. L. Parr
 Director Planning &
 Building Inspection

ALP
 KI:lf

cc: Chief Building Inspector

Attachment

ITEM 11
MANAGER'S REPORT NO. 42
COUNCIL MEETING 87/06/22

ITEM 5
MANAGER'S REPORT NO. 67
COUNCIL MEETING 90/11/05

RE: PROPERTY AT 3893 SANDELL STREET (BUCKLE)
PARCEL 'A' OF LOT 7, BLOCK 48, DL 35, PLAN 2288
METROTOWN - AREA II

MUNICIPAL MANAGER'S RECOMMENDATION:

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

119

* * * * *

TO: MUNICIPAL MANAGER 1987 JUNE 17
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
RE: PROPERTY AT 3893 SANDELL STREET (BUCKLE)
PARCEL 'A' OF LOT 7, BLOCK 48, D.L. 35, PLAN 2288
METROTOWN - AREA 11

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. E. Gehrman, c/o Crest Realty Ltd., 650 Westview Shopping Centre, North Vancouver, B.C. V7N 3X3.

REPORT

1.0 PROPOSAL FOR SINGLE-FAMILY DWELLING (SKETCH 1)

The Planning & Building Inspection Department is in receipt of a letter dated 1987 June 09 from Mr. E. Gehrman indicating that he proposes to purchase the subject property at 3893 Sandell Street and wishes to apply within a six month period for a building permit for a new single-family dwelling on this property. An old, existing dwelling on the property would be demolished. The subject lot has an area of 3,513 sq. ft. with a width of 35.13 ft. and depth of 100 ft.

2.0 METROTOWN - AREA 11

The subject property is located within the adopted Development Plan for Metrotown - Area 11 (see attached Sketch 2). This Development Plan calls for the consolidation of this property with other adjacent properties to form an appropriate site to accommodate a Comprehensive Development, RM3-type, maximum 50 units per acre, frame apartment proposal.

It is noted that Sandell Street has a narrow 33 ft. right-of-way width with little chance of widening, even if desired. Sandell Street is currently constructed to a narrow interim standard, and any attempt to upgrade this street would be extremely constrained. Thus, any new dwellings constructed on Sandell Street would face a sub-standard road with the probability, for example, of no on-street resident parking being permitted.

PROPERTY AT 3893 S...
METROTOWN - AREA 11

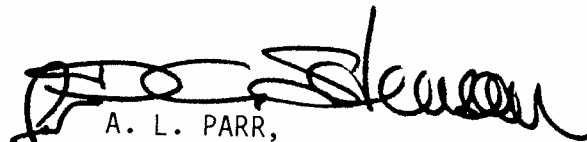
ITEM	5		
MANAGER'S REPORT NO.	67	MANAGER'S REPORT NO.	11
COUNCIL MEETING	90/11/05	COUNCIL MEETING	42
			87/06/22

Also as background, Council received a report on 1986 June 16 in which a building permit application for the adjacent lot at 3883 Sandell Street was indicated and the municipal acquisition of the property at 3883 Sandell Street was recommended in order to prevent inappropriate interim development and to protect the adopted Development Plan. Council, at that time, declined to authorize municipal acquisition of this property and a building permit was subsequently released and a new dwelling constructed on the property.

In the case of the subject property, if a new dwelling were not constructed on the subject lot at 3893 Sandell Street, the opportunity still exists for the consolidation of this lot with property to the east for future apartment development.

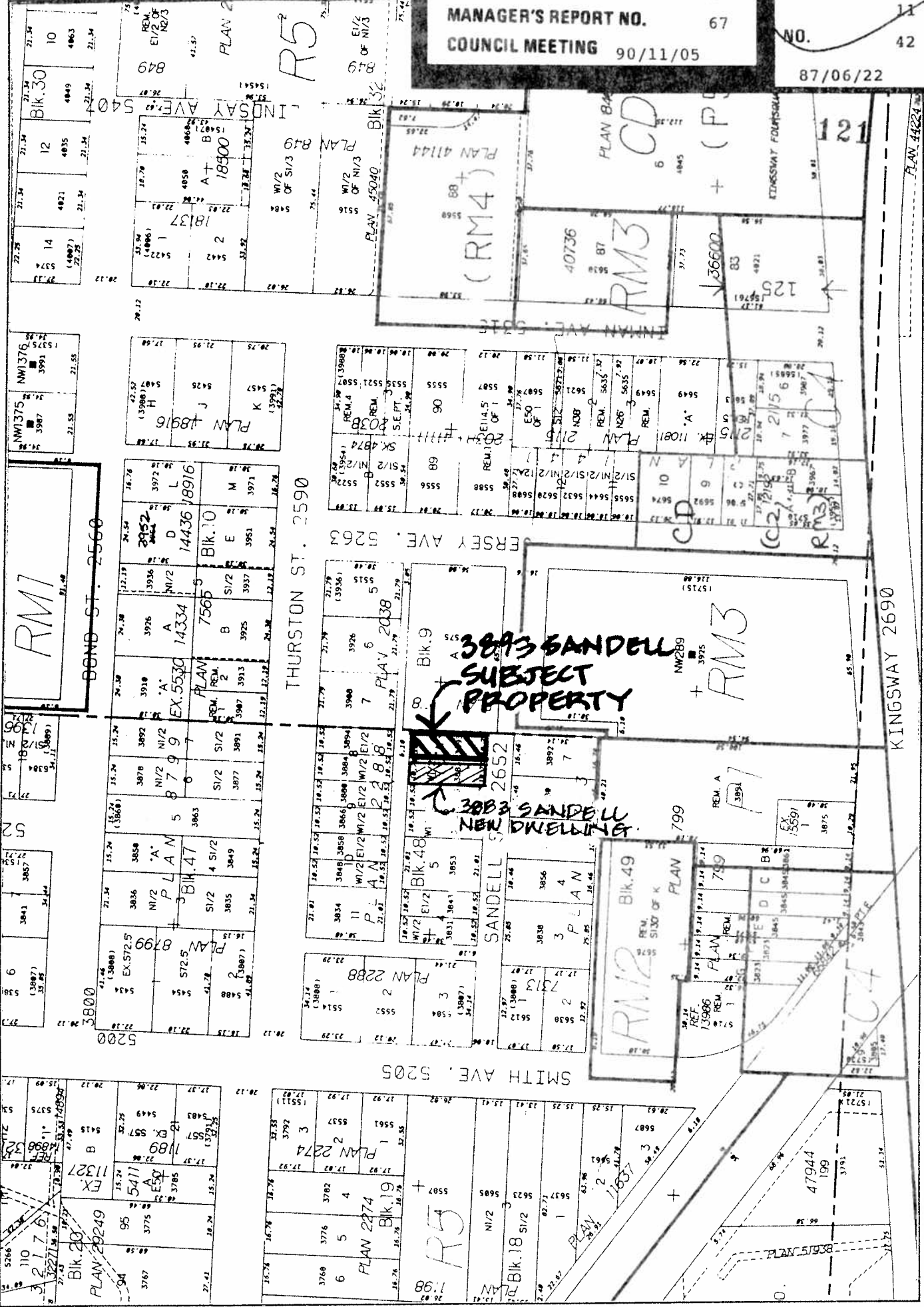
However, with the precedent of the new dwelling on the adjacent property at 3883 Sandell Street at hand, this department would be prepared, unless otherwise directed by Council, to release a new building permit for a new dwelling at 3893 Sandell Street subject to full compliance with the existing R5 Residential District provided such an application is made within six months as indicated by Mr. E. Gehrman in his letter.

This is for the information of Council.


A. L. PARR,
DIRECTOR PLANNING &
BUILDING INSPECTION

KI:ad
Atts.

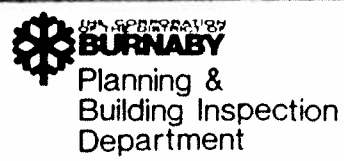
cc: Chief Building Inspector



Date:
JUNE 07.

Scale:

Drawn By:

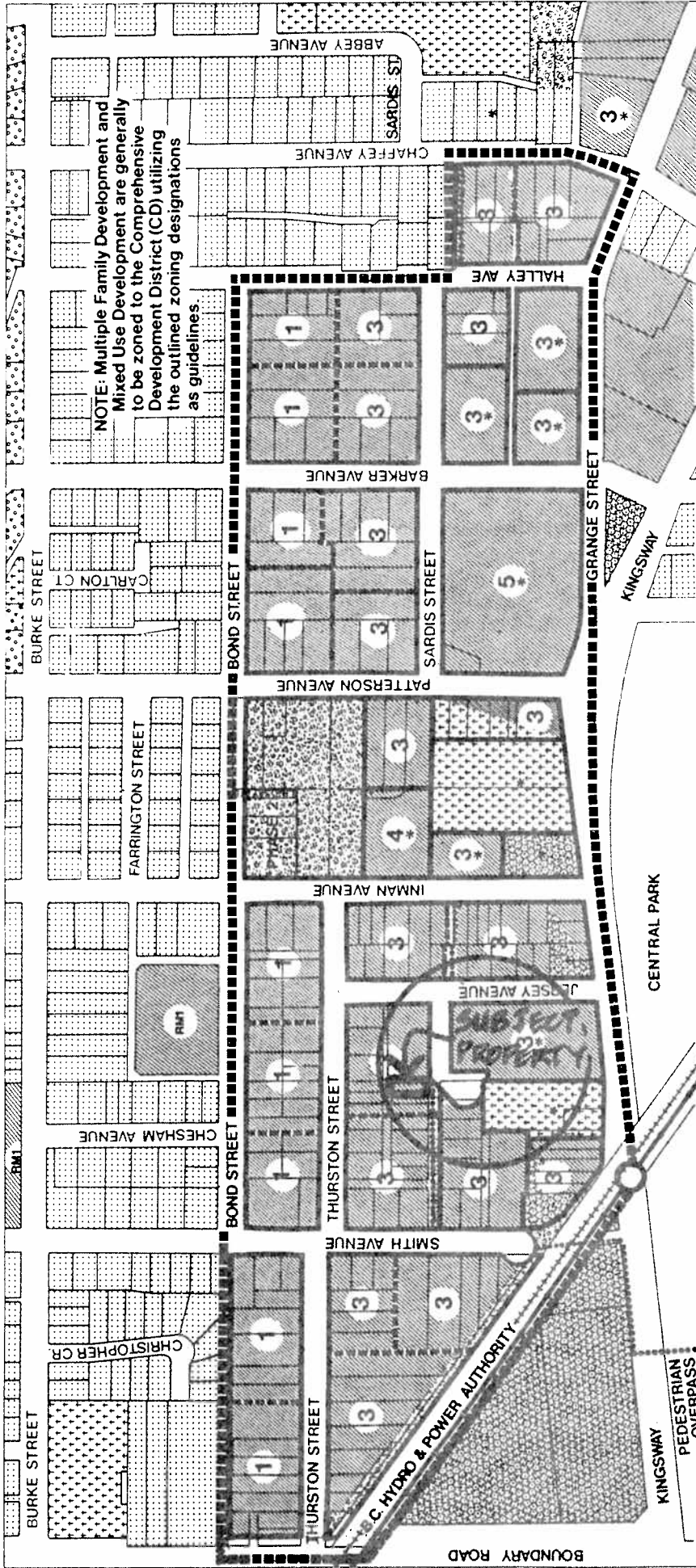


← NORTH. SKETCH 1

PROPERTY AT 3893 SANDELL ST.
 1 'A' OF LOT 7, D.L. 35, PLAN 2288
 35.13' x 100' (3513 SQ. FT.).
 METROTOWN - AREA 11

ITEM 5
 MANAGER'S REPORT NO. 67
 COUNCIL MEETING 90/11/05

ITEM 11
 MANAGER'S REPORT NO. 42
 COUNCIL MEETING 87/06/22



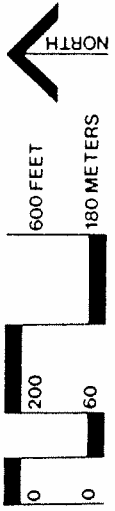
LEGEND:

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

SKETCH 2

DEVELOPMENT PLAN
Metrotown - Area 11

Residential / Mixed Use
 ADOPTED BY COUNCIL 1982 AUGUST 23



SITES ALREADY DEVELOPED IN ACCORDANCE WITH PLAN *
 FUTURE ALRT STATION O

