

ITEM	6
MANAGER'S REPORT NO.	37
COUNCIL MEETING	91/06/03

TO: MUNICIPAL MANAGER 1991 MAY 28

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: 3835 THURSTON STREET  
 LOT 3 S 1/2, D.L. 35, PLAN 8799;  
 METROTOWN AREA 11

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

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**RECOMMENDATION:**

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

**R E P O R T**

**1.0 PROPOSAL FOR SINGLE-FAMILY DWELLING:**

This Department is in receipt of an application dated 1991 May 21 from the representative of the owners of 3835 Thurston Street indicating their desire to build a new dwelling of the subject property. It is understood that their intent is to apply for a building permit immediately. The site is currently occupied by a one-storey house built in 1966 and relocated from 5507 Barker Avenue in 1989 (and subject of a report to Council dated 1989 June 19). The subject lot has an area of 644 m<sup>2</sup> (6,932 sq. ft.) with a width of 21.3 m (69.9 ft.) and a depth of 30.2 m (99.1 ft.).

**2.0 METROTOWN AREA 11:**

The subject property is located within the adopted Development Plan for Metrotown Area 11 (see attached sketch). This Development Plan calls for the consolidation of this property with other adjacent properties to form an appropriate site to accommodate a Comprehensive Development, RM1 type, maximum 20 - 25 units per acre. In accordance with Council's direction concerning such applications within Community Plan areas, Council is being informed of the application.

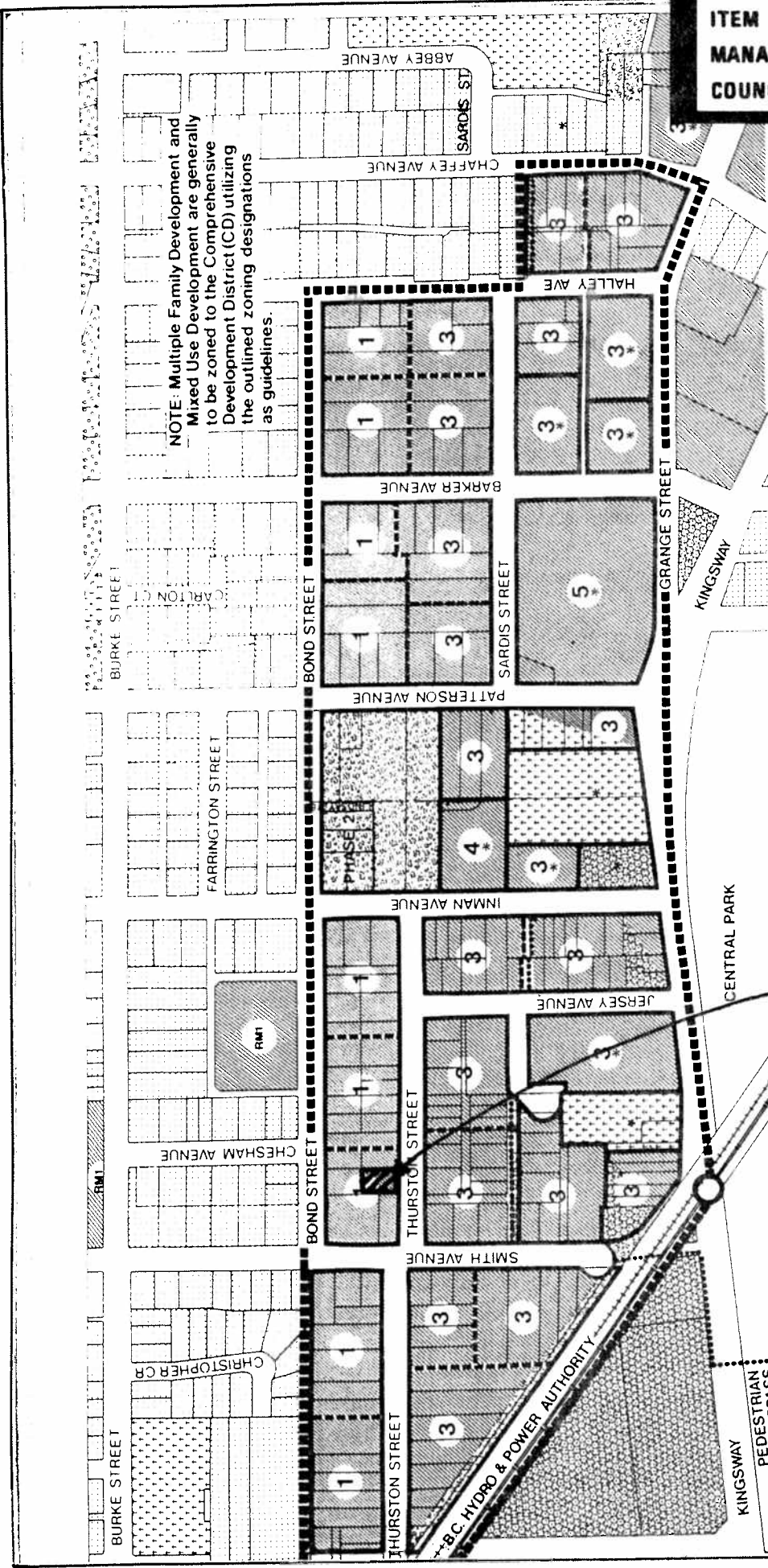
It is noted that the surrounding houses are mostly in good condition and set on small lots. It is unlikely that the consolidation will occur in the near future. Under these circumstances, this Department would be prepared, unless otherwise directed by Council, to release a building permit for a new single-family dwelling for this site upon all application requirements being met.

This is for the information of Council.

  
 A. L. Parr  
 DIRECTOR PLANNING &  
 BUILDING INSPECTION

*AP*  
 FA:ap  
 Attach.

c.c. Chief Building Inspector



**LEGEND:**

RESIDENTIAL R2 R5 R3 50UPA R4 Existing 80UPA R5 Existing 100UPA

MIXED USE COMMERCIAL PARK

INSTITUTIONAL WALKWAY ALRT

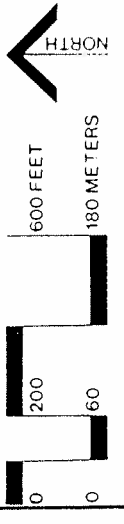
SITES ALREADY DEVELOPED IN ACCORDANCE WITH PLAN \*

FUTURE ALERT STATION ○

**137**

**DEVELOPMENT PLAN**  
**Metrotown - Area 11**  
 Residential / Mixed Use

ADOPTED BY COUNCIL 1982 AUGUST 23



Date:  
 1991 May 21

Scale:

Drawn By:

**THE CORPORATION OF THE DISTRICT OF BURNABY**  
 Planning & Building Inspection Department

3835 Thurston Street