

ITEM	10
MANAGER'S REPORT NO.	42
COUNCIL MEETING	92/06/15

TO: MUNICIPAL MANAGER 1992 JUNE 04  
FROM: DIRECTOR PLANNING & BUILDING OUR FILE: 15.312.1 AREA 11  
SUBJECT: REQUEST FOR CONSTRUCTION OF NEW DWELLING  
3866 THURSTON STREET - METROTOWN AREA 11  
W-1/2 OF LOT 9, BLOCK 48, DISTRICT LOT 35,  
GROUP 1, PLAN 2288, N.W.D.

PURPOSE: TO INFORM COUNCIL OF A REQUEST TO CONSTRUCT A NEW DWELLING WITHIN  
METROTOWN AREA 11.

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RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

The owner of the property at 3866 Thurston Street (see attached Sketch #1) has submitted a letter requesting permission to construct a new dwelling on the subject property in accordance with the existing Residential District (R5) zoning, which would also require the demolition of an existing older small dwelling. The lot, which measures 10.52 m (34.5 ft.) by 30.48 m (100 ft.) with an area of 320.6 m<sup>2</sup> (3,450 sq.ft.) is located within an area of the adopted Metrotown Area 11 Development Plan (see attached Sketch #2), which is designated for Comprehensive Development proposals on suitable consolidated sites, utilizing the RM3 zoning district and a maximum density of 50 units per acre as guidelines.

In examining the block along Thurston Street within which this lot is located and bearing in mind likely apartment site consolidations in the future, it is apparent that the consolidation potential of this lot is likely limited for a number of years. This is due to the fact that there are:

- a) A newer dwelling on the abutting small lot to the east at 3880 Thurston Street, whose construction was approved in 1985 under similar circumstances to the subject property, which included an information report to Council, as well as reasonably-sized existing dwellings in good condition on the two small lots further to the east.
- b) Two somewhat newer dwellings in good condition on small lots directly west of the subject lot.

In light of the good quality existing dwellings on small lots adjacent the subject lot, this department would be prepared, unless otherwise directed by Council, to release a new building permit for a new dwelling at 3866 Thurston Street subject to full compliance with the existing R5 Residential District and requirements of the Chief Building Inspector.

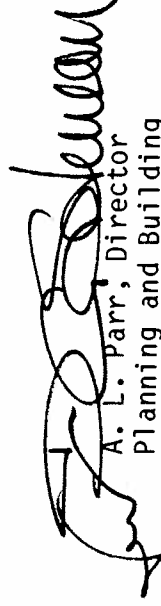
This is for the information of Council.

*ALP.*

KI:lf

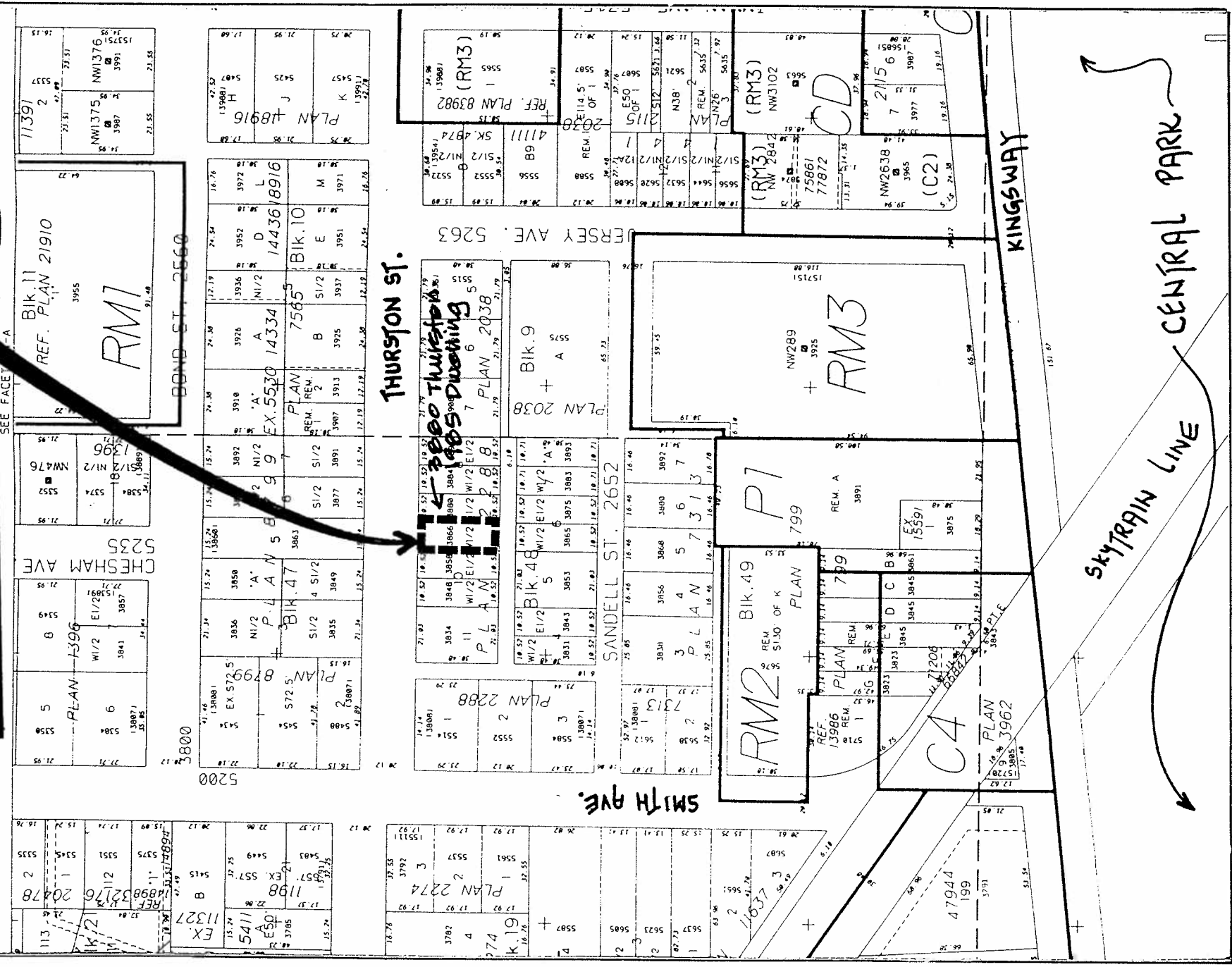
Attachments

cc: Chief Building Inspector

  
A. L. Parr, Director  
Planning and Building

ITEM 10  
 MANAGER'S REPORT NO. 42  
 COUNCIL MEETING 92/06/15

3066 Thurston  
 SUBJECT SITE 121



Planning & Building Department

Date:

JUNE 1992

Scale:

1:2000

Drawn By:

3066 Thurston St.  
 W 1/2 of 9, BIK 40, DL 35, App 1, P. 2280  
 10.52 m x 30.48 m (320.6 m<sup>2</sup>)  
 Metrolan - Area 11



North

SK6JCH # 1

ITEM 10  
 MANAGER'S REPORT NO. 42  
 COUNCIL MEETING 92/06/15

NOTE: Multiple Family Development and Mixed Use Development are generally to be zoned to the Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.

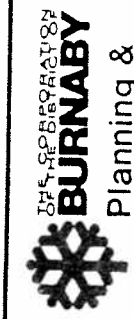
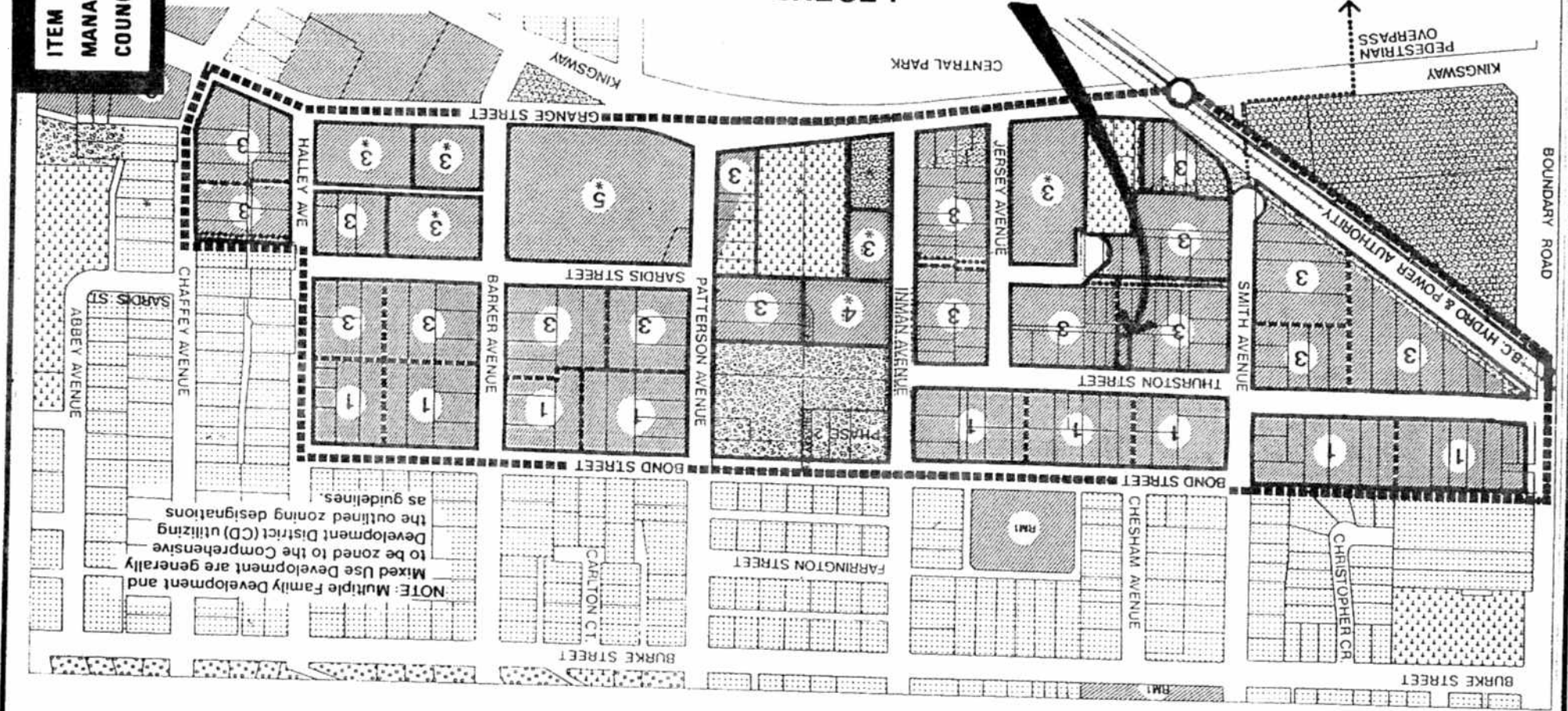
**LEGEND:**

	RM1 20/25 UPA		R2
	RM3 50 UPA		R5
	RM4 Existing 80 UPA		COMMERCIAL
	RM5 Existing 100 UPA		PARK
	INSTITUTIONAL		WALKWAY
	FUTURE ALERT STATION *		ALRT

SITES ALREADY DEVELOPED IN ACCORDANCE WITH PLAN \*

*SUBJECT SITE*

**DEVELOPMENT PLAN**  
 Residential / Mixed Use  
 Adopted by Council 1982 August 23



**CITY OF BURNABY**  
 Planning & Building Department  
 3866 Thurston St.  
 Metrotown - Area 11  
 Development Plan.

Date: JUNE 1992  
 Scale: N.1.5.  
 Drawn By:

