

TO: CITY MANAGER 1992 SEPTEMBER 23

FROM: ACTING DIRECTOR PLANNING & BUILDING

SUBJECT: REQUEST FOR CONSTRUCTION OF NEW DWELLING  
3937 THURSTON STREET - METROTOWN AREA 11  
S-1/2 OF LOT 5, BLOCK 10, DISTRICT LOT 34, PLAN 7565, N.M.D.

PURPOSE: To inform Council of a request to construct a new dwelling within  
Metrotown Area 11.

=====

RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

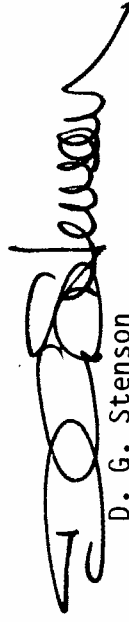
The owners of the property at 3937 Thurston Street (see attached Sketch #1) have submitted a letter requesting permission to construct a new dwelling on the subject property in accordance with the existing Residential District (R5) zoning which would also require the demolition of an existing older smaller dwelling. The lot, which measures 12.19 m (40 ft.) by 30.18 m (99 ft.) with an area of 368 m<sup>2</sup> (3,960 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 townhouse proposals on suitable consolidated sites utilizing the RM1 zoning district and a maximum density of 20-25 units per acre as guidelines.

Within the block bounded by Thurston Street, Smith Avenue, Bond Street and Inman Avenue there are twenty-six (26) properties, all occupied by dwellings of various sizes including four duplexes and of various ages including a number of newer dwellings and two older dwellings at 5488 Smith Avenue and 5457 Inman Avenue, listed on the preliminary heritage inventory. All of the dwellings, even the smaller older dwellings, appear from the exterior to be well-maintained. Ten (10) of the properties could be considered small lots while the balance are of substantial size. The five properties abutting this subject property all accommodate larger dwellings in good condition.

In light of this block review, it is apparent that the redevelopment of this block in line with the adopted Development Plan for townhousing on appropriate consolidated sites is unlikely for a number of years. However, should a new dwelling be permitted on the subject property strengthening the existing single and two-family dwelling character of the block, applications for new dwellings to replace some of the other older, smaller dwellings would not be unexpected.

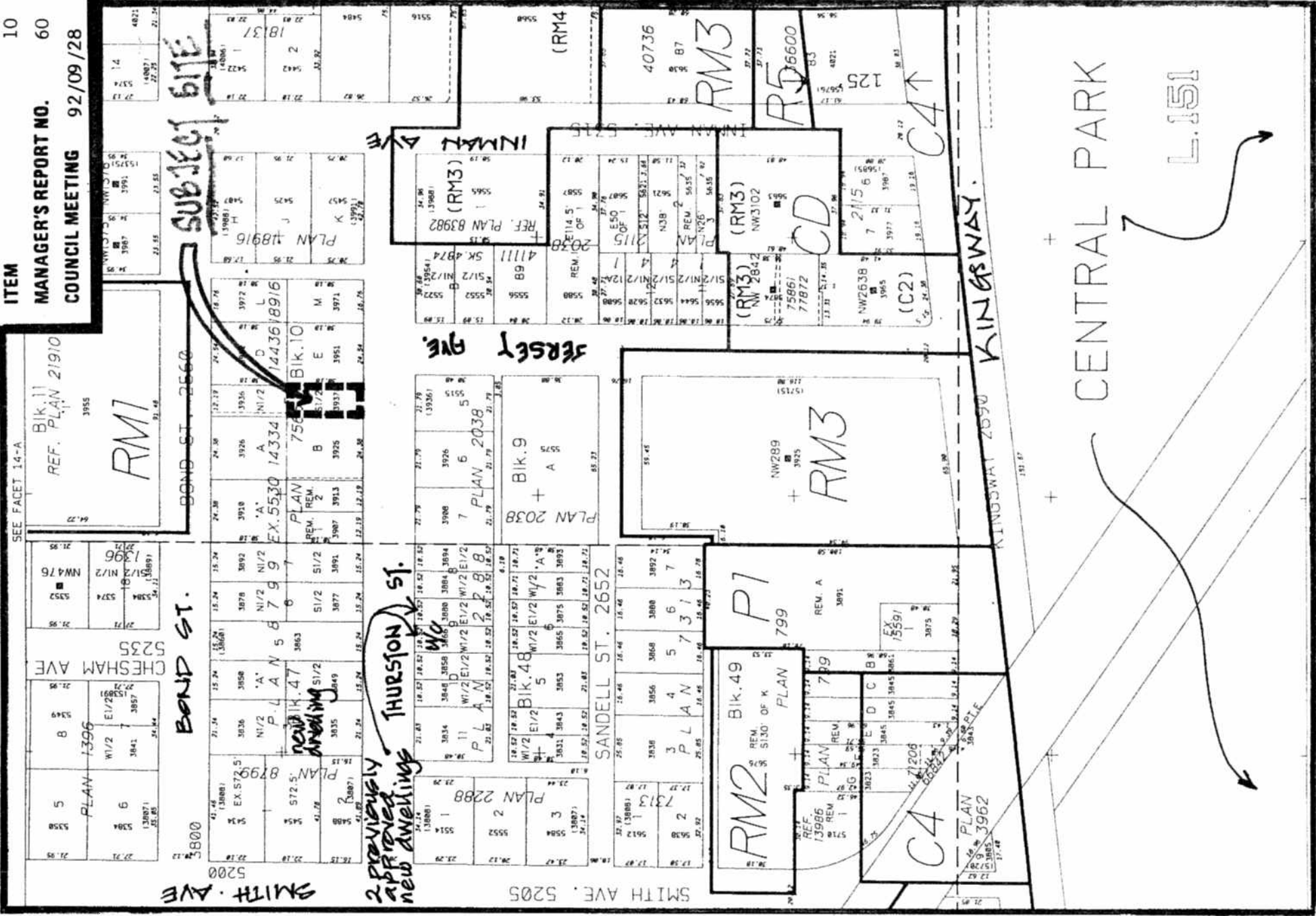
In summary, in light of the existence of some new and large dwellings within the subject block and the well-maintained nature of other existing houses in the block, this department would be prepared, unless otherwise directed by Council, to release a building permit for a new dwelling at 3937 Thurston Street subject to full compliance with the existing R5 Residential District and requirements of the Chief Building Inspector.

KI:lf  
Attachments  
cc: Chief Building Inspector



D. G. Stenson  
Acting Director  
Planning & Building

ITEM 10  
 MANAGER'S REPORT NO. 60  
 COUNCIL MEETING 92/09/28



2

Date:

SEPTEMBER 1992

Scale:

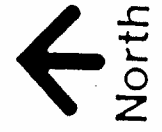
1:2000

Drawn By:

J.P.C.



3937 THURSTON ST.



SKETCH # 1

ITEM 10  
 MANAGER'S REPORT NO. 60  
 COUNCIL MEETING 92/09/28

**LEGEND:**

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

SITES ALREADY DEVELOPED IN ACCORDANCE WITH PLAN \*

**DEVELOPMENT PLAN**  
 Metropolitan - Area 11  
 Residential / Mixed Use  
 ADOPTED BY COUNCIL 1982 AUGUST 23



Planning & Building Department

Date: **September 1992**

Scale: **N.F.S.**

Drawn By: **J.P.C.**

**3937 THURSTON ST.**

sketch # 2

