

ITEM	14
MANAGER'S REPORT NO.	65
COUNCIL MEETING	94/11/21

TO: CITY MANAGER 1994 NOVEMBER 16

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: CENTRAL ADMINISTRATIVE AREA; REQUEST FOR PERMISSION TO CONSTRUCT A NEW HOUSE ON A SITE DESIGNATED FOR FUTURE COMMUNITY INSTITUTIONAL USE

PURPOSE: To advise Council of a request to construct a new home in conflict with the land use plan for the area at 5958 Sprott Street.

RECOMMENDATION:

1. THAT this report be received for the information of Council.

REPORT

1.0 BACKGROUND:

A letter has been received from a person who wishes to purchase and demolish an existing house and construct a new dwelling on a lot at 5958 Sprott Street under the existing R3 single-family zoning. The site is included in the Central Administrative Area Plan and is proposed for future Community Institutional uses under the P5 zone regulations. The site is presently occupied by a single family house which is approximately 35 years old, but is according to the appellant in poor condition.

The construction of a new house on the site would affect the potential to develop a future institutional use on a larger site that would be composed of this lot with the consolidation of the lot to the west. The two lots together would form a site with an area of 2,555 m² (0.63 acres). The lot would have frontage on both Sprott and Sunset Streets (see attached sketch).

2.0 ANALYSIS:

The uses permitted on a CD/P5 zoned site include churches, daycare, rest homes, senior's housing and similar uses. There are currently three churches in this area and the City receives frequent inquiries for religious facilities. This site has institutional uses located next door to the east (Kingdom Hall) and the large City-owned parcel across Sunset Street to the

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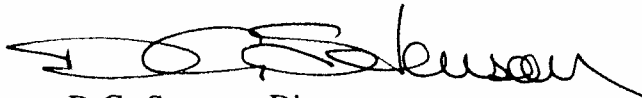
CITY MANAGER
CENTRAL ADMINISTRATIVE AREA - 5958 SPROTT STREET
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south has been proposed to be developed for institutional purposes (a senior's multi-level care facility). The lots to the west are developed with single family houses.

The applicant has indicated that the owner of the adjacent house at 5946 Sprott Street, which is a larger lot does not wish to sell.

The City could consider the purchase of the subject property to preserve the option for a future institutional site, however the subject property is approximately 60 feet by 105 feet and is apparently listed at \$329,000 (\$52.22 per sq.ft.). No civic use requirement has been identified for this property, and given the cost of this potential purchase and the unknown holding period, it is not recommended that purchase be considered.

Unless otherwise directed by Council, therefore, staff would be prepared to issue demolition and building permits for this site under the terms of the existing R3 zoning as requested.

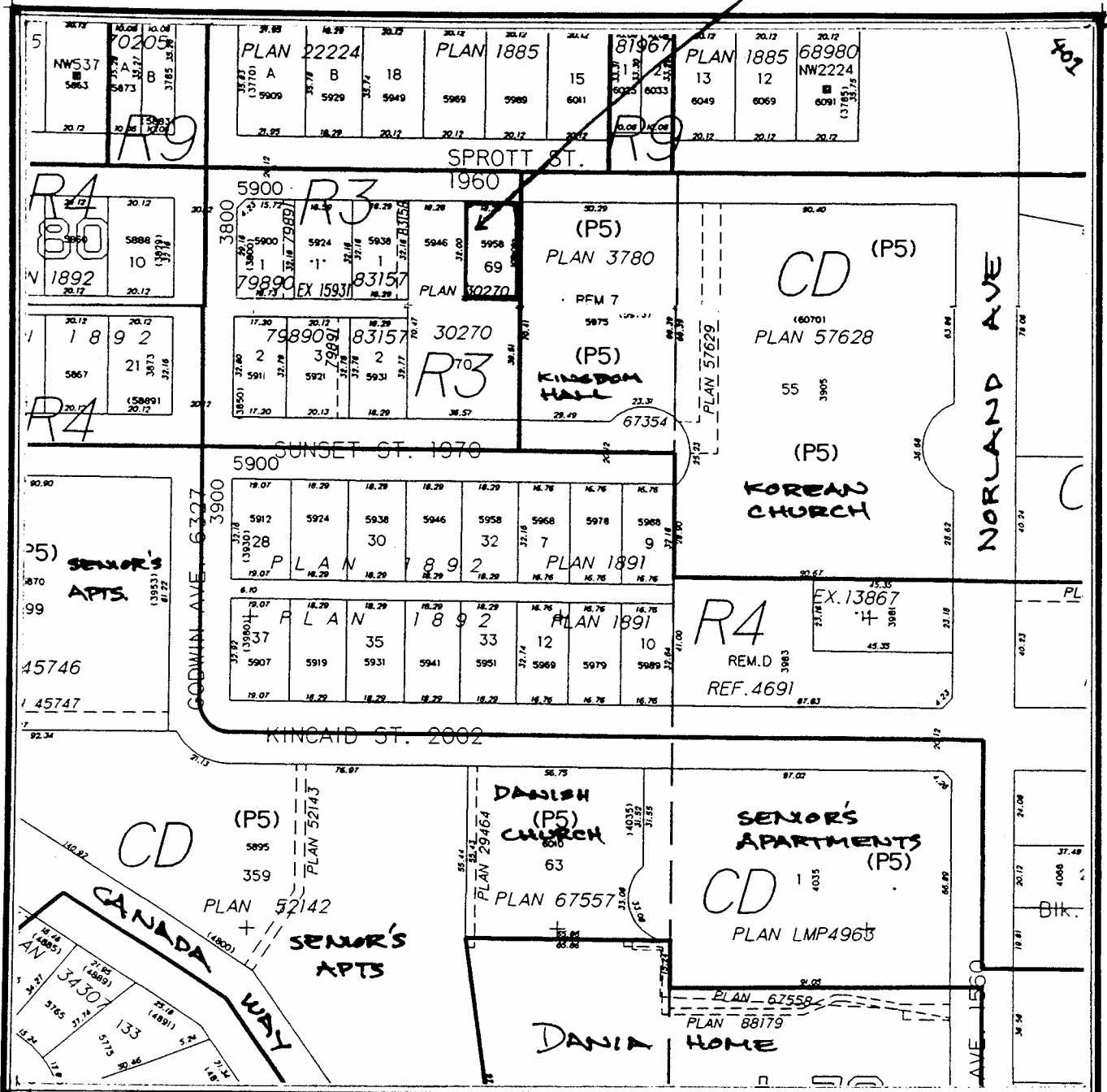


D.G. Stenson, Director
Planning and Building

BR:yg
Attach.

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 COUNCIL MEETING 04/11/94

5958 SPROTT



Date:
 1994 NOVEMBER

Scale:
 1:2000

Drawn By:



City of Burnaby
 Planning & Building Dept.

5958 SPROTT ST.

REQUEST FOR PERMIT FOR NEW DWELLING
 SKETCH 1

