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| ITEM | 12 |
| MANAGER'S REPORT # | 27 |
| COUNCIL MEETING | 95/06/05 |

TO: CITY MANAGER 1995 May 26

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REQUEST TO CONSTRUCT A NEW DWELLING AT
5584 SMITH AVENUE
METROTOWN - AREA 11

PURPOSE: To inform Council about a proposal in line with the prevailing R5 Residential District but in conflict with the adopted Metrotown - Area 11 Development Plan

RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

An inquiry has been made on behalf of the owner at 5584 Smith Avenue to market the property as a building lot under the current R5 zoning or alternatively for the City to possibly acquire the property for future assembly with other adjacent properties (see attached Sketches #1 and #2). The property is located within a block designated for RM3-type apartment development subject to the assembly of appropriate sites. It is unlikely that consolidation of this property at 5584 Smith Avenue with adjacent properties will take place in the near future due to the fact that to the north there are two two-family dwellings in good condition on the properties at 5552 and 5514 Smith Avenue, and to the east across the lane there are two single-family dwellings on small 34.5 ft. wide lots. The inquirer has noted that the owners of the adjacent property at 5552 Smith Avenue were contacted and have indicated that they are not interested in either selling or becoming part of a land assembly.

City Manager
5584 Smith Avenue
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The property at 5584 Smith Avenue is 77 ft. wide by 112 ft. long with an area of 8,614 sq.ft., and accommodates a one-storey small old dwelling with basement. The property would permit the construction of a single-family or two-family dwelling but would not support subdivision into two lots.

It is also noted that if the City were to acquire the property to protect future assembly for apartment development, it is probable that the property would need to be held for a considerable time. Acquisition by the City is not considered warranted at this time.

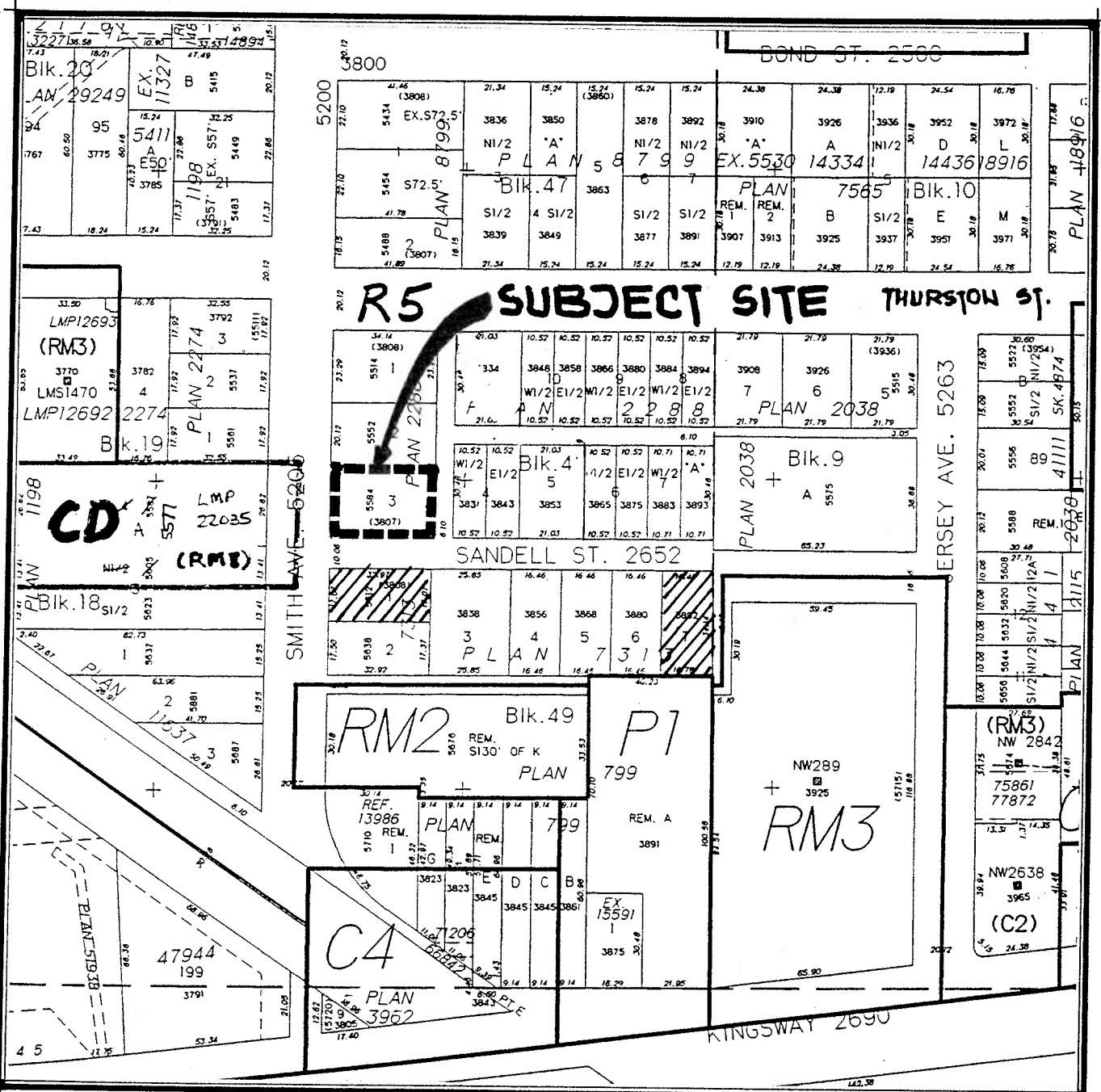
Therefore, unless otherwise directed by Council, staff will process demolition and building permits in line with the prevailing R5 Residential District, and approve such permits upon all usual requirements being met.

This is for the information of Council.



D. G. Stenson
Director
Planning and Building

KI:lf
Attachments
cc: Chief Building Inspector



Date:
 MAY 1995

Scale:
 1:2000

Drawn By:
 J.P.C.

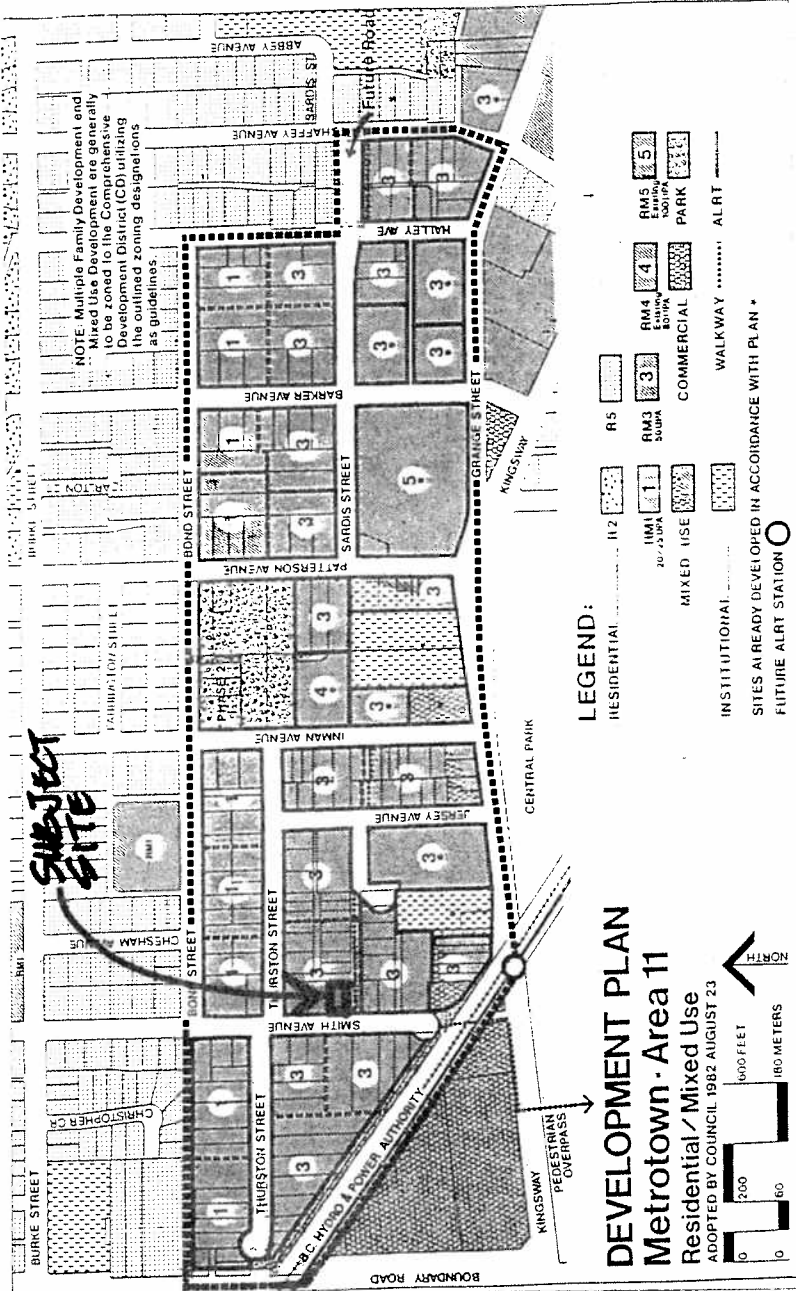


City of Burnaby
 Planning & Building Dept.




DEVELOPMENT INQUIRY
 5584 SMITH AVE

SKETCH # 1



Date: **MAY 95**
 Scale: **NTS**
 Drawn By:

 **City of Burnaby**
 Planning & Building Dept
DEVELOPMENT INQUIRY
5584 Smith Ave.

SKETCH # 2