

ITEM	10
MANAGER'S REPORT #	22
COUNCIL MEETING	96/08/26

TO: CITY MANAGER 1996 August 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REQUEST FOR CONSTRUCTION OF A NEW DWELLING
3913 THURSTON STREET - METROTOWN AREA 11
Lot 2, D.L. 34, Plan 7565 Except: Plan Pcl. A EP Plan 15530**

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.

REPORT

The potential purchaser of the property at 3913 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 smaller dwelling. The lot, which measures 12.19 m (40 ft.) by 30.18 m (99 ft.) with an area of 368 m² (3,960 sq. ft.) is located within the Council-adopted Metrotown Area 11 Development Plan (see *attached* Sketch #2). This block is designated for Comprehensive Development townhouse proposals on suitable consolidated sites using the RM1 zoning district and a maximum density of 20 - 25 units per acre as guidelines. The property was bought by the present owner in 1990 November.

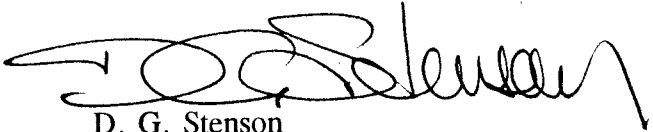
Within the block bounded by Thurston Street, Smith Avenue, Bond Street and Inman Avenue are 26 properties, all occupied by dwellings of various sizes, including four duplexes, and of various ages and conditions and maturity of surrounding landscaping, including a number of new dwellings and two older dwellings at 5488 Smith Avenue and 5457 Inman Avenue, listed on the preliminary heritage inventory. All of the dwellings, even the smaller older ones, appear from the exterior to be well maintained. Ten of the properties could be considered small lots while the balance are of substantial size. The property abutting the subject property to the west is of similar size while the two properties to the north and east accommodate larger dwellings in good condition.

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In light of this block review, as has been noted in several previous reports on requests for the construction of new dwellings in this block, it appears that the redevelopment of this block in accordance with the adopted Development Plan for townhouses on appropriately consolidated sites is unlikely in the immediate future. However, should a new dwelling be permitted on the subject property, it would strengthen the existing single and two-family dwelling character of the block, potentially leading to further applications for new dwellings to replace some of the other older, smaller dwellings nearby.

Overall, considering 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, unless otherwise directed by Council, would be prepared to release a building permit for a new dwelling at 3913 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.

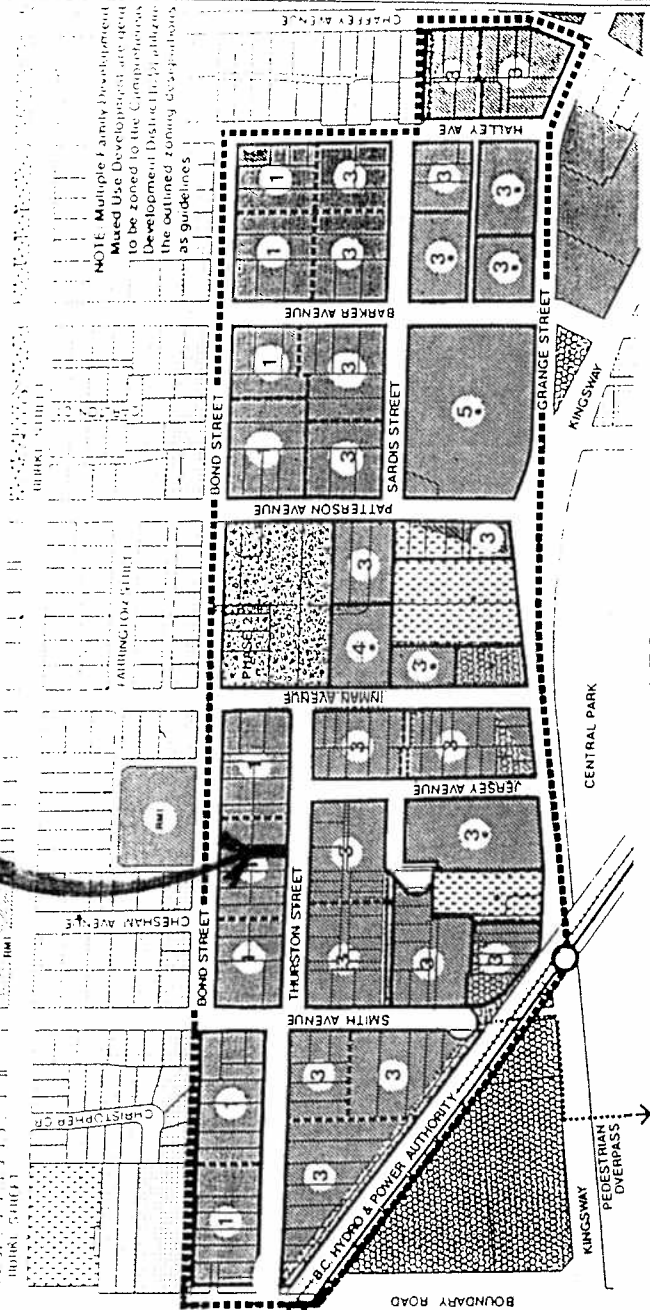


D. G. Stenson
Director Planning and Building

FA:hr
Attach.

cc: Chief Building Inspector

SUBJECT SITE



LEGEND:

- RESIDENTIAL R2
- RESIDENTIAL R5
- RM1 20-25 UPA
- RM3 SUPA
- MIXED USE
- INSTITUTIONAL
- SITES ALREADY DEVELOPED IN ACCORDANCE WITH PLAN
- FUTURE ALERT STATION
- RM4 20-25 UPA
- RM5 100 UPA
- COMMERCIAL
- WALKWAY
- ALRT

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

600 FEET
 180 METERS

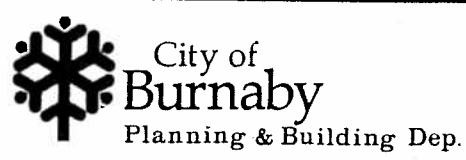
200
 60

NORTH

Date:
AUGUST 1996

Scale:
N.T.S.

Drawn By:
J.P.C.



REQUEST FOR CONSTRUCTION OF NEW DWELLING
3 913 THURSTON ST.

SKETCH #1

