

TO: CITY MANAGER

1997 FEBRUARY 12

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REQUEST FOR CONSTRUCTION OF A NEW DWELLING
3849 THURSTON STREET - METROTOWN AREA 11
LOT 4 S ½, DISTRICT LOT 35, PLAN 8799**

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 owners of the property at 3849 Thurston Street (see **attached** Sketch #1) have submitted a letter requesting permission to construct a new dwelling on the subject property for their own use 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 15.24 m (50 ft.) by 30.18 m (99 ft.) with an area of 460 m² (4,950 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.

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 accommodates a newer large dwelling while properties directly to the north and east accommodate smaller 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 3849 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.

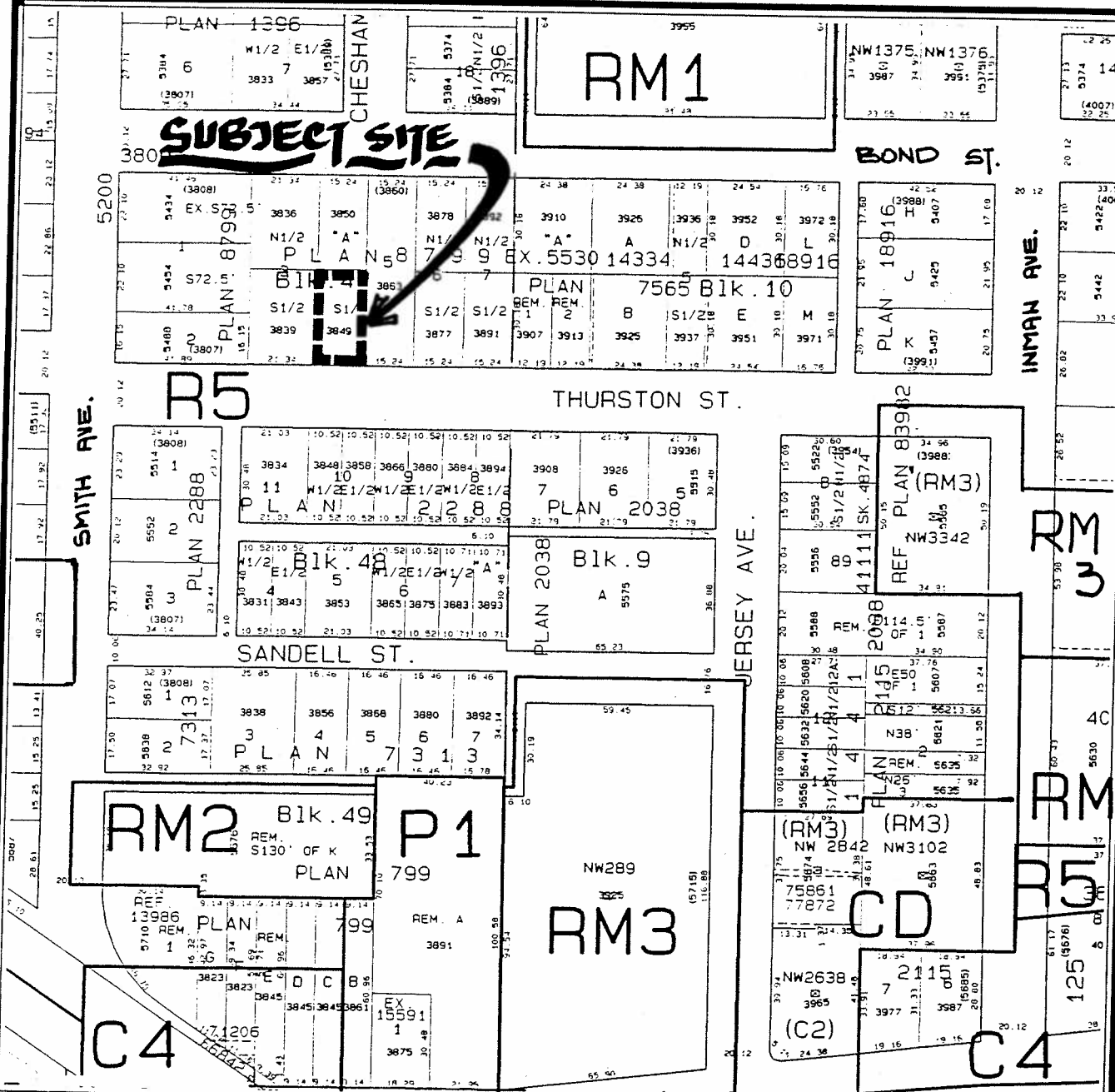


D. G. Stenson
Director Planning and Building

KI:lf
Attachments

cc: Chief Building Inspector

(a:\3849thrs.rpt)



Date:
FEBRUARY 1997

Scale:
1:2000

Drawn By:
J.P.C.



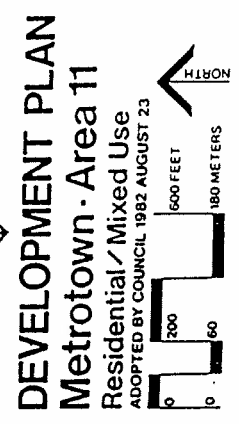
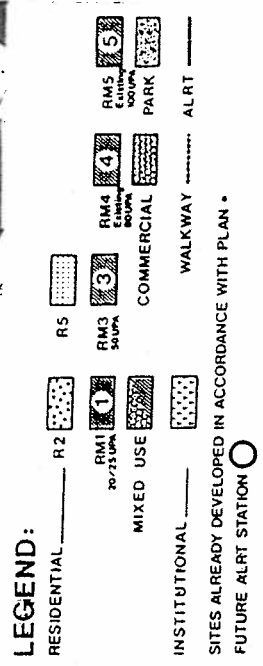
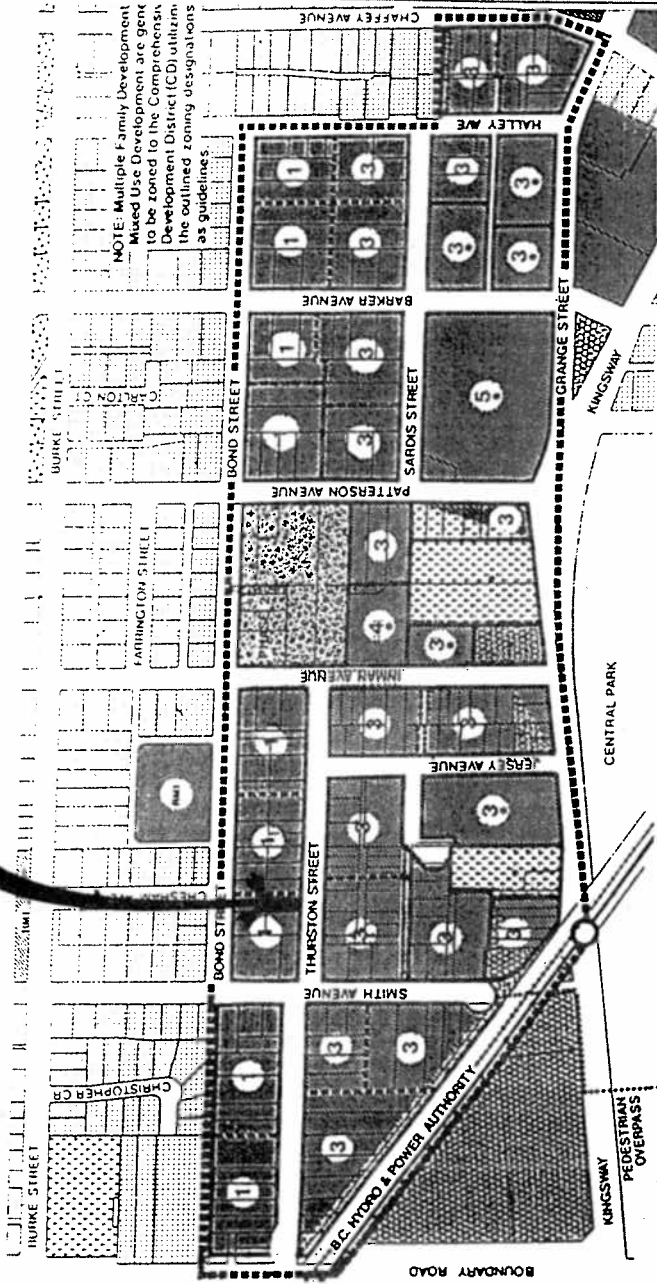
City of
Burnaby
 Planning & Building Dept.



DEVELOPMENT INQUIRY
3840 THURSTON ST.

SKETCH # 1

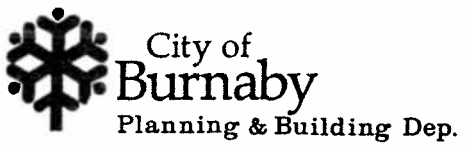
SUBJECT SITE



Date:
FEBRUARY 1997

Scale:
N.T.S.

Drawn By:
J.F.C.



DEVELOPMENT INQUIRY
3849 THURSTON ST.

SKETCH # 2