

TO: CITY MANAGER 1999 SEPTEMBER 22

FROM: DIRECTOR PLANNING AND BUILDING Our file: 15.312.1

SUBJECT: **REQUEST FOR CONSTRUCTION OF A NEW DWELLING
3926 BOND STREET - METROTOWN AREA 11
LOT A, DISTRICT LOT 34, PLAN 14334**

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 proposed buyer of the property at 3926 Bond Street (see **attached** Sketch #1) has submitted a letter requesting permission to construct a new two-family dwelling in accordance with the existing Residential District (R5) zoning which would also require the demolition of an existing older dwelling. The lot, which measures 24.38 m (80 ft.) by 30.18 m (99 ft.) with an area of 736 m² (7,920 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.

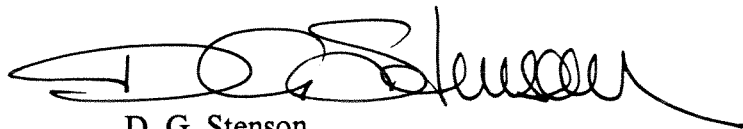
Within the block bounded by Thurston Street, Smith Avenue, Bond Street and Inman Avenue are 26 properties, all occupied by dwellings of various sizes, including four duplexes, and of various ages and conditions and maturity of surrounding landscaping, including a number of new dwellings and two older 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. To the west of the property is a large two-family dwelling, to the east is a small old dwelling with a two-family dwelling further to the east, and to the south are three new or newer dwellings.

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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 two-family 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 two-family dwelling at 3926 Bond 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.

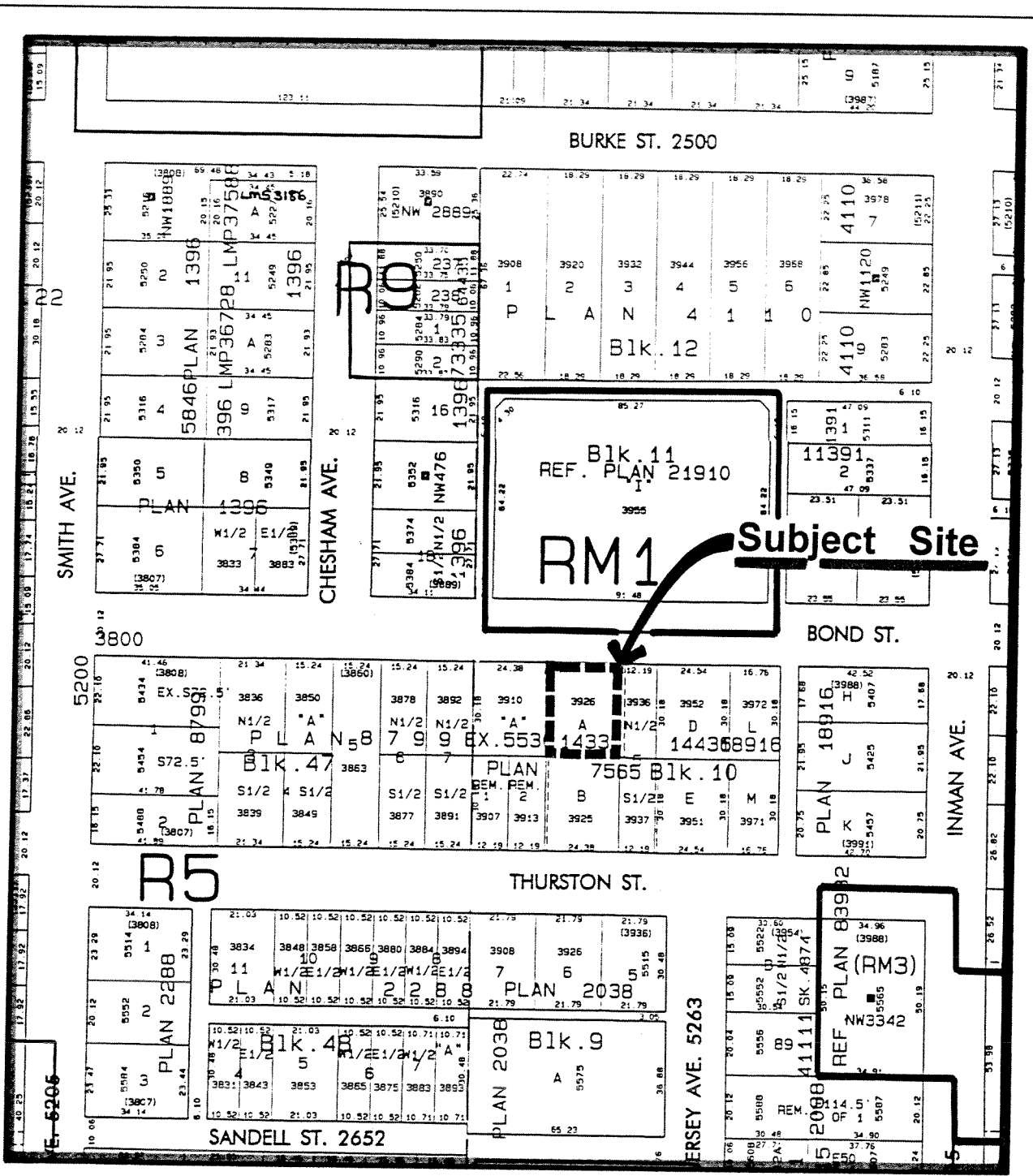


D. G. Stenson
Director Planning and Building

KI:lf
Attachments

cc: Chief Building Inspector

(a:\3926Bond.rpt)



Planning And Building Department

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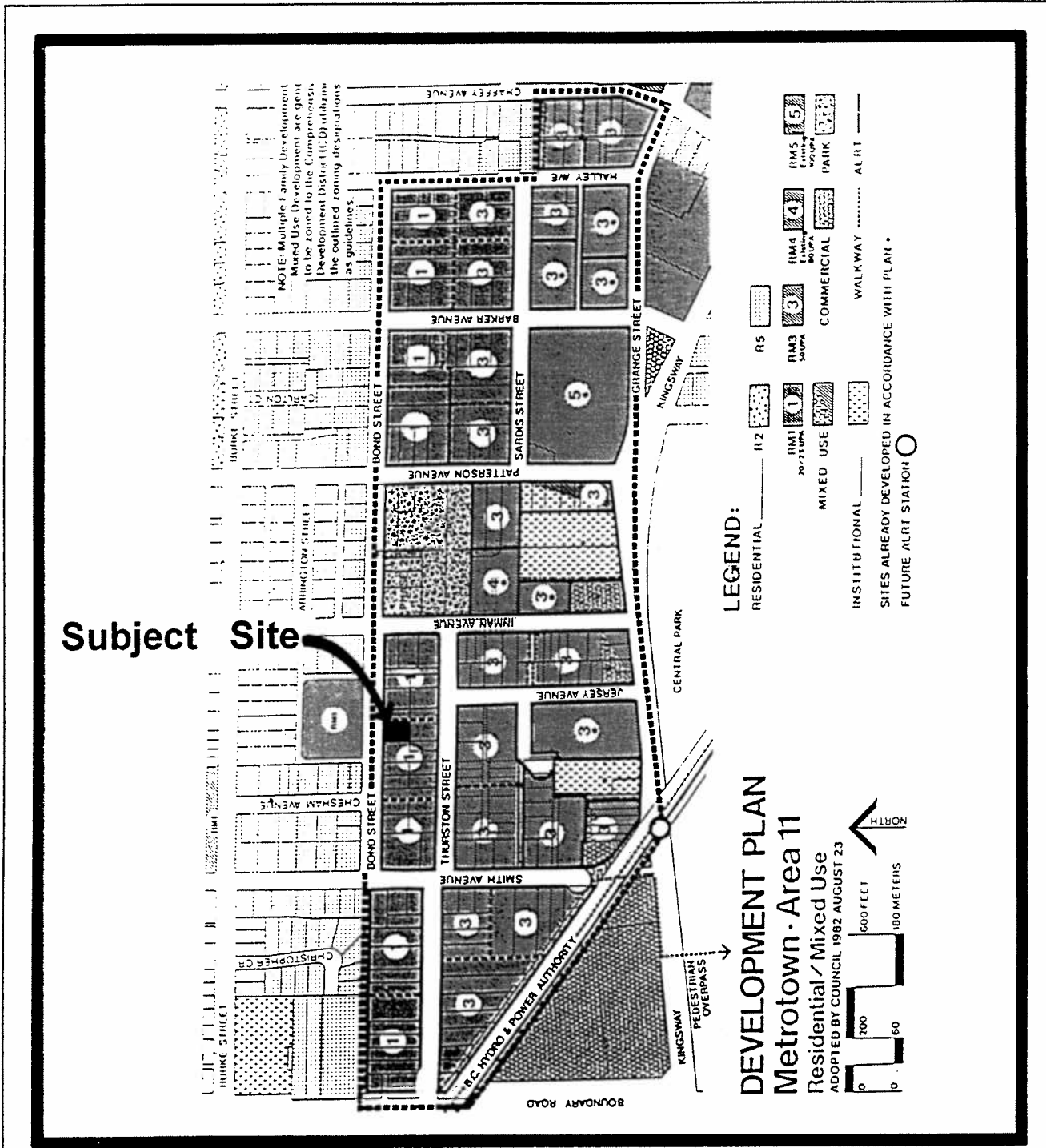
Drawn By: J.P.C.

Date: Sept.1999

Development Inquiry

3926 Bond St.

Sketch # 1



Planning And Building Department

Scale: N.T.S.
Drawn By: J.P.C.
Date: Sept. 1999

Development Inquiry

3926 Bond St.

Sketch # 2