
TO: CITY MANAGER **DATE:** 2006 November 22

FROM: DIRECTOR PLANNING & BUILDING **FILE:** 71130 20
Reference: Metrotown Centre - Sub-Area 11

SUBJECT: SITING APPROVAL
3925 THURSTON STREET
Request for Construction of New Two-Family Dwelling
Metrotown Centre, Sub-Area 11

PURPOSE: To inform Council of a request to demolish an existing single-family dwelling and to construct a new two-family dwelling within the Metrotown Development Plan, Sub-Area 11.

RECOMMENDATION:

1. **THAT** this report be received for information purposes.

REPORT

The owner of the property at 3925 Thurston Street (see attached Sketch #1) has submitted a letter regarding his intent 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 subject lot, which measures 24.38 m (77 ft.) wide by 30.18 m (99 ft.) deep, and has a total area of 735.79 m² (7,623 sq.ft.) is located in the adopted Metrotown Development Plan, Sub-Area 11 (see attached Sketch #2). This subject block is designated for Comprehensive Development townhouse proposals on suitable consolidated sites using the RM1 Multiple Family Residential District as a guideline.

The subject block bounded by Thurston Street, Smith Avenue, Bond Street and Inman Avenue has been reviewed. There are 26 properties, all occupied by dwellings in good condition and of various sizes and ages, including four two family homes, two of which are strata-titled. Two properties with residences at 5488 Smith Avenue and 5457 Inman Avenue are listed on the inventory for Burnaby's Community Heritage Register. Siting Approval Applications were granted for the construction of two-family homes at 3910 and 3926 Bond Street between 1999 and 2004, and for single-family homes at 3839, 3849, 3913 and 3937 Thurston Street between 1991 and 1997.

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The properties to the east and west of the subject property, 3913 and 3937 Thurston Street, are both improved with newer single family dwellings. The agent for the subject property contacted each of these property owners and confirmed that they do not wish to sell at this time. The property to the north of the subject site is a newer, strata-titled, two-family dwelling. It is concluded that a larger site assembly is not feasible.

As has been noted in previous reports on requests for the construction of new dwellings in this block, it appears that redevelopment in accordance with the adopted Development Plan is unlikely in the immediate future. Given the number of newer single and two-family dwellings and the nature of development in this area, particularly on abutting properties, this Department, unless directed otherwise by Council, would be prepared to release a Siting Approval which would permit a Building Permit to be pursued for a new two-family dwelling at 3925 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.

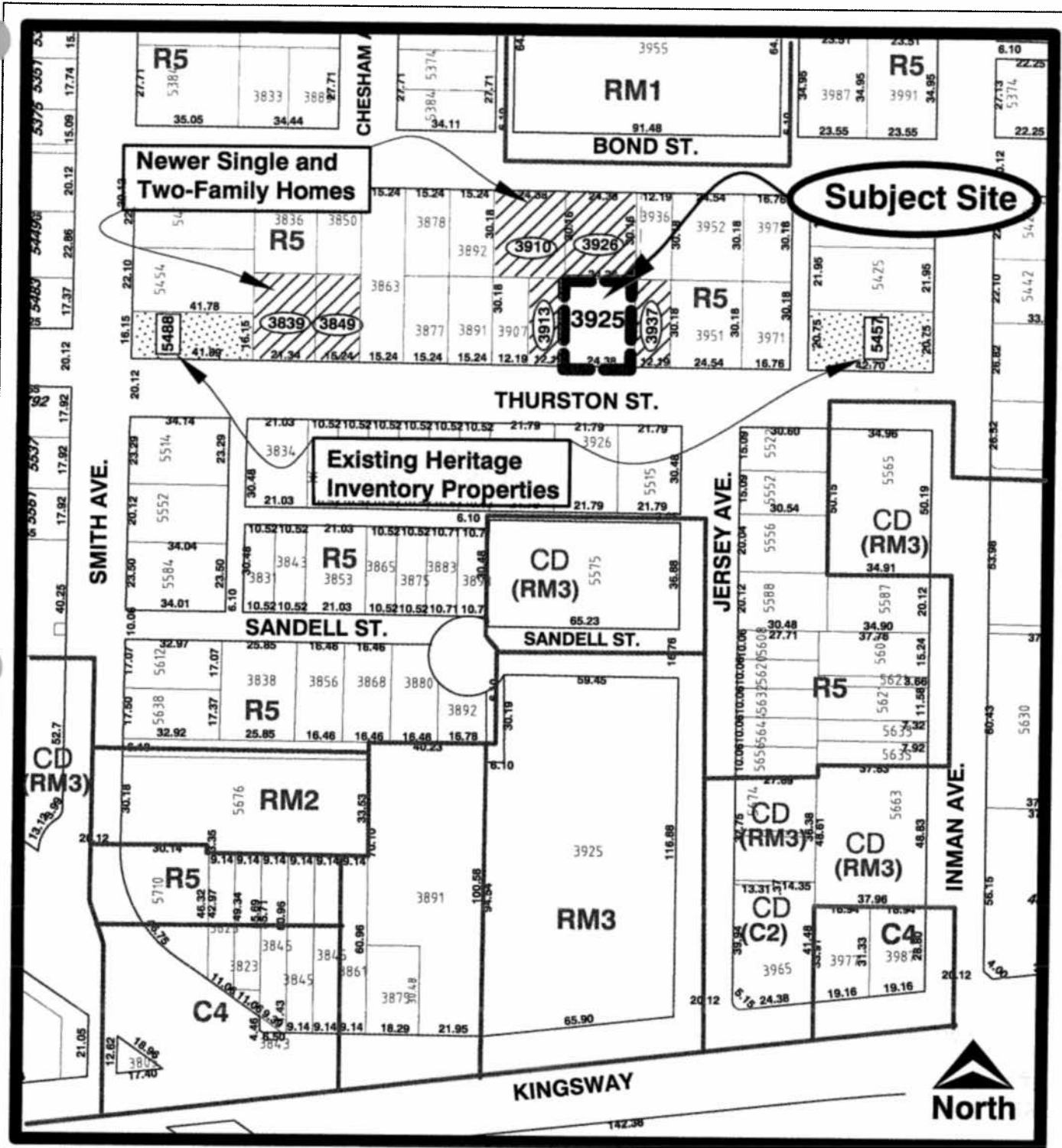


B. Luksun
DIRECTOR PLANNING & BUILDING

MW:gk
Attach

cc: Chief Building Inspector
Director Engineering

P:\Marnie\Council Report\Thurston\3925 Thurston.doc

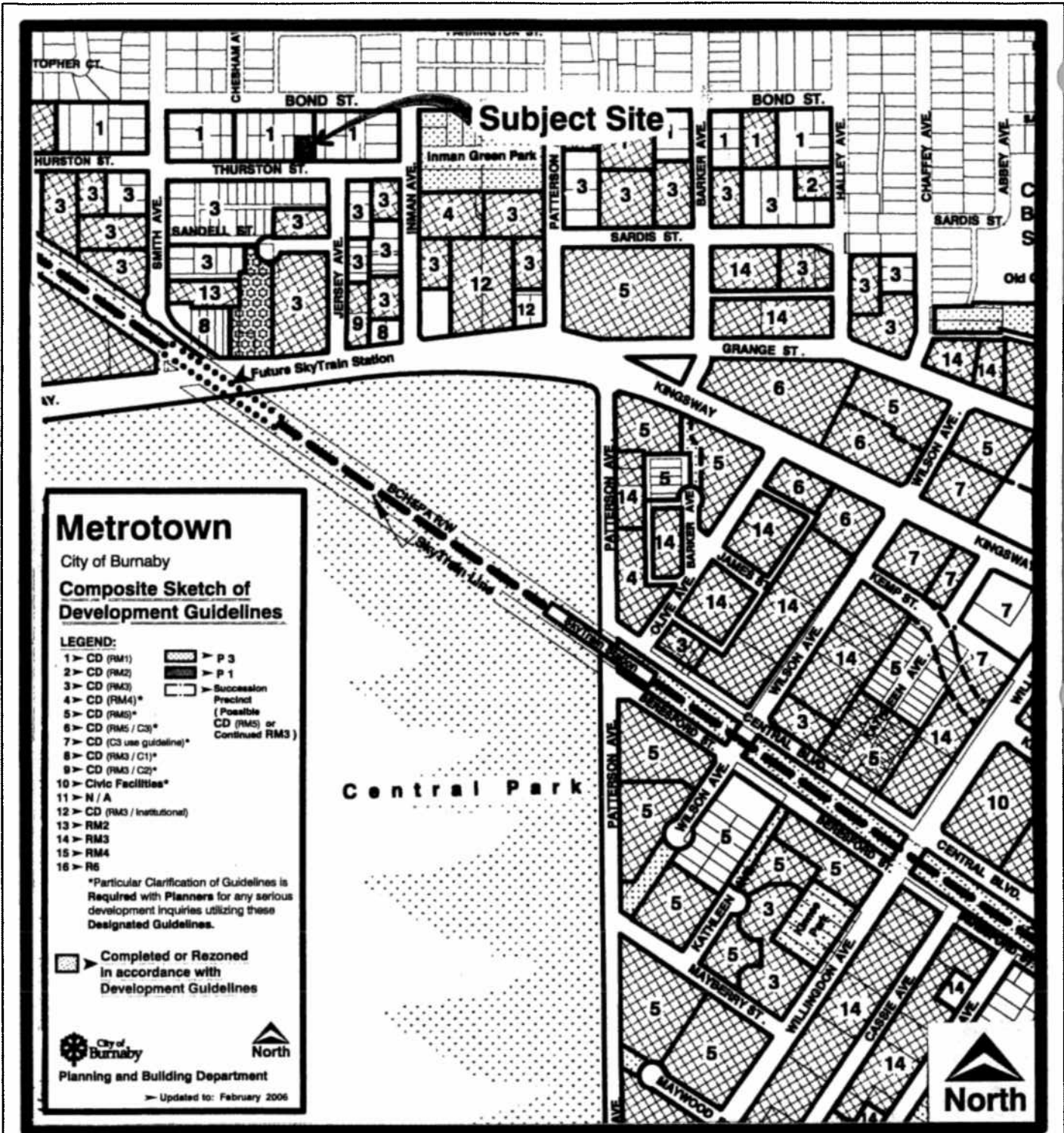


Planning and Building Department

Scale: 1 = 2000
 Drawn By: J.P.C.
 Date: November 2006

Proposed New Two - Family Dwelling
 3925 Thurston St.

Sketch # 1



Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: November 2006

Proposed New Two - Family Dwelling
3925 Thurston St.

Sketch # 2