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**TO:** CITY MANAGER **DATE:** 2008 June 17

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 71130 20  
*Reference:* *MTC Sub-Area 11*  
**FILE:** SIT #08-50  
*Reference:* *3877 Thurston St.*

**SUBJECT:** **SITING APPROVAL APPLICATION #08-50**  
**3877 THURSTON STREET**  
**Request for Construction of a New Single-Family Dwelling**  
*Metrotown Development Plan, Sub-Area 11*

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

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**RECOMMENDATION:**

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

**REPORT**

The owners of the property at 3877 Thurston Street have submitted a letter regarding their intent to demolish the existing single-family dwelling and construct a new single-family dwelling in accordance with the existing Residential District (R5) zoning on the subject site (see *attached* Sketch #1). The subject lot measures 15.25 m (50 ft.) wide by 30.18 m (99 ft.) deep and has a total area of 460.25 m<sup>2</sup> (4,954 sq.ft.). It is improved with a single family home in fair condition, built in 1947, which is not listed on the inventory for Burnaby's Community Heritage Register. The subject lot does not meet the size requirement for construction of a two-family home, nor is it sufficient in size for further subdivision.

The subject property is situated within the Council-adopted Metrotown Development Plan, Sub-Area 11 (see *attached* Sketch #2), in a 10-lot assembly area designated for Comprehensive Development based on RM1 Multiple Family Residential District guidelines. In the proposed assembly area, four lots are improved with newer single and two-family homes in excellent condition and were the subject of previous siting approvals (see *attached* Sketch #1), while the remaining six properties were built between 1947 and 1984, and are in fair to good condition.

Stable single and two-family development surrounds the subject site. Siting Approval applications were granted for the construction of single-family homes at 3839 and 3849 Thurston Street, in 1991 and 2002, just to the west of the subject assembly area. Siting Approval

To: City Manager  
From: DIRECTOR PLANNING AND BUILDING  
Re: Siting Approval #08-50; 3877 Thurston Street  
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applications were also granted for four properties across Thurston Street to the south: 3834, 3858, 3866, and 3880 Thurston Street in 2007, 1994, 1992 and 1986.

Development of a new single-family dwelling on the subject site would be considered to inhibit assembly and redevelopment in line with the adopted plan. However, given the number of newer single and two-family homes in the subject assembly, redevelopment according to the plan appears unlikely in the near future. The applicant understands the potential to develop at a higher density, with an appropriate site consolidation, but wishes to develop a single-family home. City acquisition of the property in order to prevent construction of a new dwelling is not considered warranted in light of the surrounding stable single and two-family dwelling context, and the newer single and two-family development in the assembly area.

As such, this department will release a Siting Approval which would permit a Building Permit to be pursued for a new single-family dwelling at 3877 Thurston Street, subject to full compliance with the existing R5 Residential District and requirements of the Chief Building Inspector.

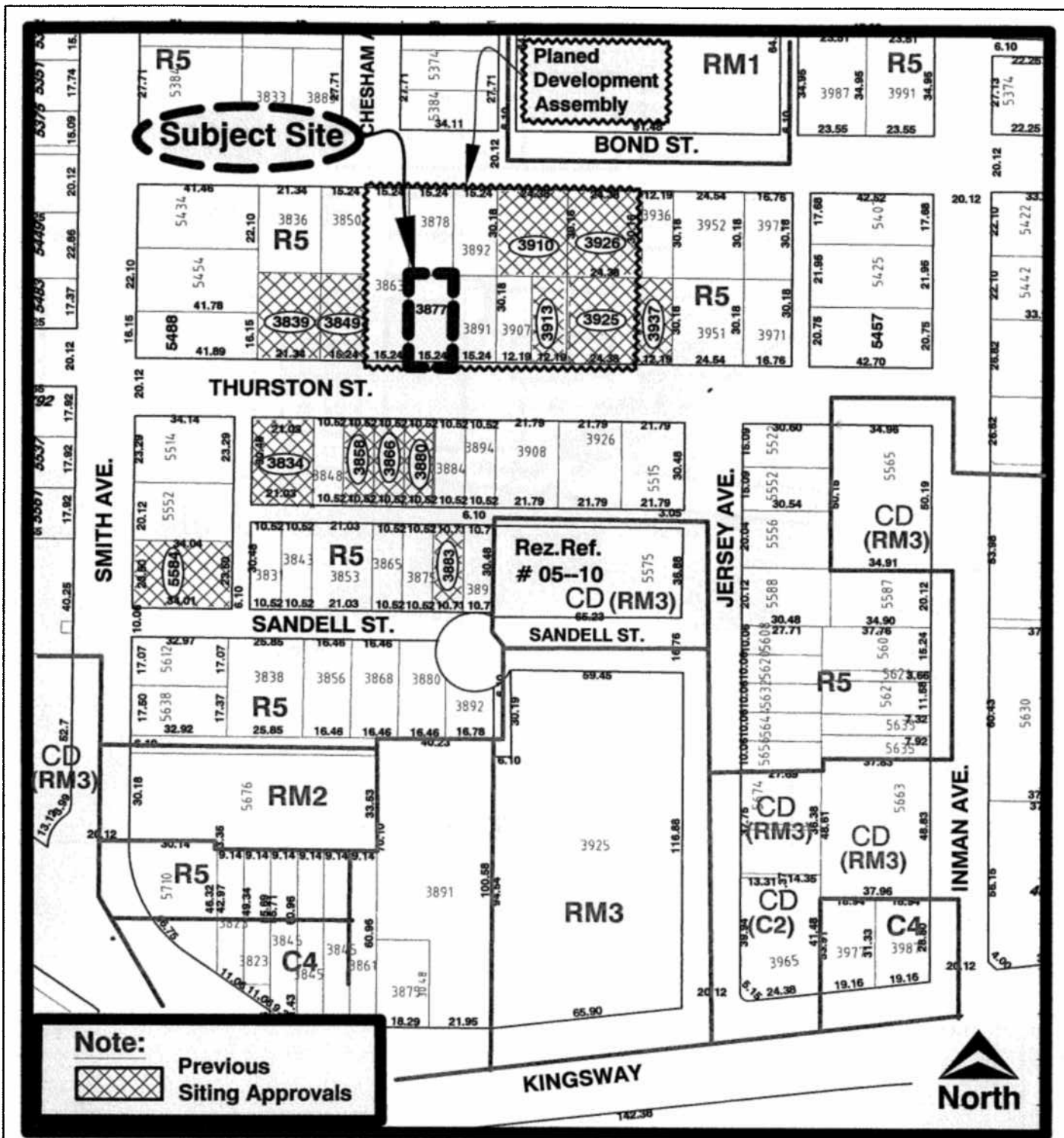
This is for the information of Council.



B. Luksun  
Director Planning and Building

MW:hr  
Attachments

cc: Chief Building Inspector  
City Solicitor



**Planning and Building Department**

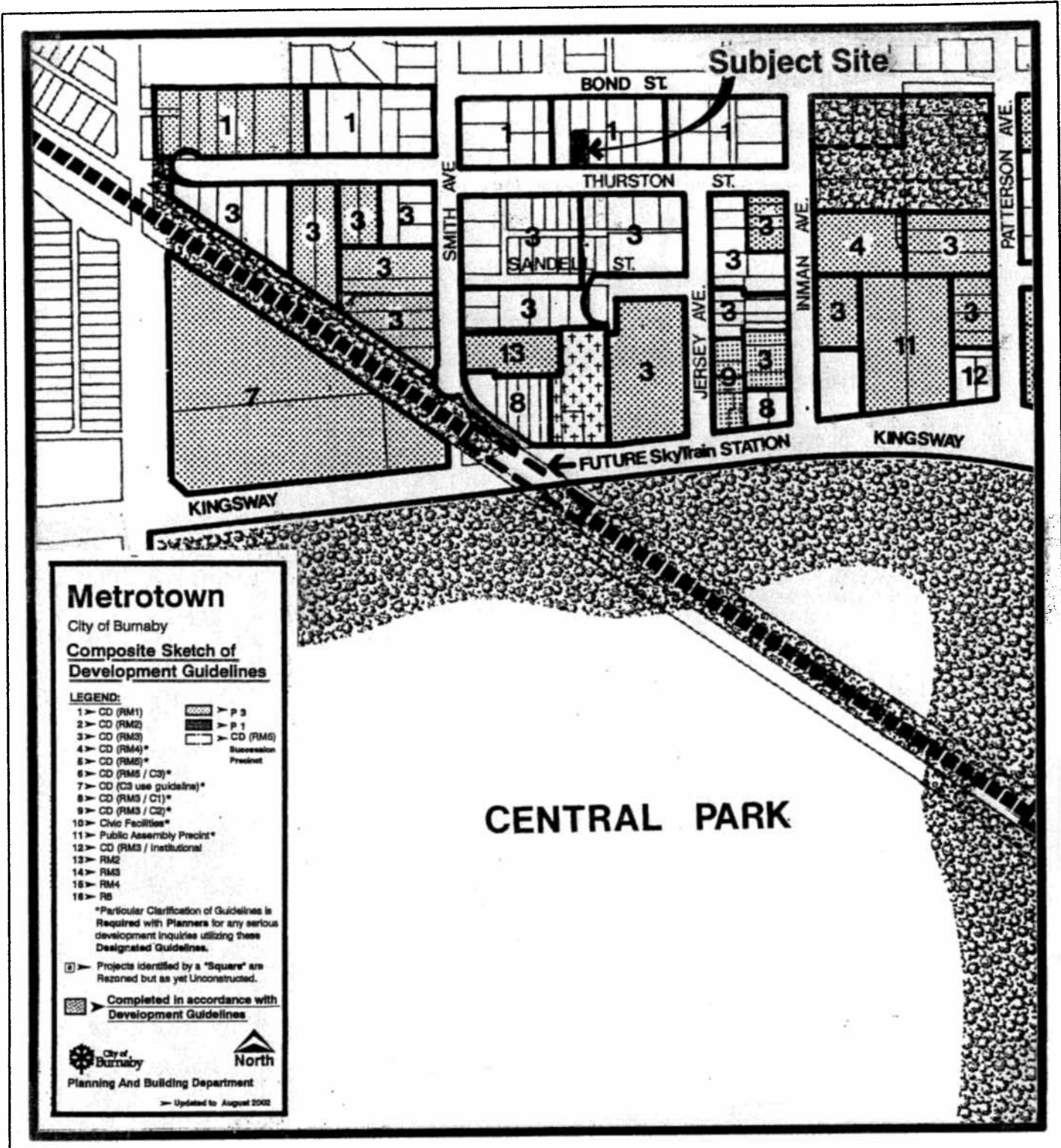
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Drawn By: J.P.C.

Date: June 2008

**Proposed Siting Approval**  
3877 Thurston St.

Sketch # 1



**Metrotown**

City of Burnaby

**Composite Sketch of Development Guidelines**

- LEGEND:**
- 1 -> CD (RM1)      [Pattern] -> P 3
  - 2 -> CD (RM2)      [Pattern] -> P 1
  - 3 -> CD (RM3)      [Pattern] -> CD (RM5)
  - 4 -> CD (RM4)\*      [Pattern] -> Subdivision
  - 5 -> CD (RM5)\*      [Pattern] -> Precinct
  - 6 -> CD (RM5 / C3)\*
  - 7 -> CD (C3 use guideline)\*
  - 8 -> CD (RM3 / C1)\*
  - 9 -> CD (RM3 / C2)\*
  - 10 -> Civic Facilities\*
  - 11 -> Public Assembly Precinct\*
  - 12 -> CD (RM3 / Institutional)
  - 13 -> RM2
  - 14 -> RM3
  - 15 -> RM4
  - 16 -> RB

\*Particular Clarification of Guidelines is Required with Planners for any serious development inquiries utilizing these Designated Guidelines.

[Symbol] -> Projects identified by a "Square" are Rezoned but as yet Unconstructed.

[Symbol] -> Completed in accordance with Development Guidelines

City of Burnaby  
 North  
 Planning And Building Department  
 - Updated to August 2002



**Planning and Building Department**

Scale: N.T.S.  
 Drawn By: J.P.C.  
 Date: June 2008

**Proposed Siting Approval**  
 3877 Thurston St.

**Sketch # 2**