
TO: CITY MANAGER **DATE:** 2010 October 27

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 41000.05
References: SIT #10-86; SIT #10-87
FILE: 71110.20
Reference: Central Admin Area

SUBJECT: **SITING APPROVAL APPLICATION #10-86 – 5860 Sprott Street**
SITING APPROVAL APPLICATION #10-87 – 5888 Sprott Street
Request For Construction of Two New Single-Family Dwellings
Central Administrative Area

PURPOSE: To inform Council of a request to construct two new single-family dwellings in the Central Administrative Area.

RECOMMENDATION:

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

REPORT

The owner of 5888 Sprott Street and potential owner of 5860 Sprott Street has written to the City seeking approval to construct a new single-family dwelling on each property in accordance with the prevailing R4 Residential District Zoning (see *attached* Sketch #1). Each of the two lots measures 20.12 m (66 ft.) wide by 32.16 m (105.5 ft.) deep with an area of 646.88 m² (6,963.2 sq. ft.). The subject lots at 5888 and 5860 Sprott Street are each improved with existing single-family dwellings, constructed in 1931 and 1970 respectively, which are proposed to be demolished and replaced with new single-family dwellings. Neither of the dwellings are listed on Burnaby's Heritage Register or Inventory.

The subject properties are situated within Council-adopted Central Administrative Area Plan (see *attached* Sketch #2), within the block roughly bounded by Godwin Avenue, Sprott Street, Douglas Road and Sunset Street which is designated for Community Institutional use and non-market housing. This block contains the Slovenian Society Hall as well as non-market and supportive housing and five R4 zoned properties. The subject properties are part of the group of five R4 zoned properties that have yet to develop in line with the Plan and which are occupied with dwellings with the exception of the City-owned property at 5867 Sunset Street which is vacant. Directly to the east, across Godwin Avenue, is an established enclave of R3 zoned properties that is largely developed with single-family dwellings. Directly to the north, across Sprott Street, is an established single-family neighbourhood which is zoned to the R12 Residential District.

The developer has, with the assistance of the Planning Department, investigated a number of scenarios to pursue development in line with the Plan including negotiating with the adjacent property owner at 5838 Sprott Street for consolidation with the subject properties, but has not

To: City Manager
From: Director Planning and Building
Re: SIT #10-86 – 5860 Sprott St. and SIT #10-87 – 5888 Sprott St.
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been successful in creating a proposal which would be achievable, economically viable and supportable.

It is considered that new single family dwellings on the subject properties would be in-line with the prevailing single-family character of the eastern section of Sprott Street. The City-owned property at 5867 Sunset Street, to the rear of the subject properties, would still remain available to develop in line with the plan for a smaller infill site, either on its own, or with 3873 Godwin Avenue on a consolidated basis. On this basis, should 3873 Godwin Avenue become available, staff would seek Council authority to negotiate its acquisition. The property at 5838 Sprott Street would also likely remain a single-family lot in future. It is also noted that the Legal and Lands Department has advised that the value of the subject lots is considerably higher under their current zoning than under the Community Institutional use designation. Given the above, City acquisition of the subject properties at 5888 and 5860 Sprott Street, in order to prevent construction of two new dwellings, is not considered to be warranted. Therefore, this Department would propose to grant Siting Approvals, which would permit the processing of Building Permits for new single-family dwellings at 5860 and 5888 Sprott Street subject to full compliance with the existing R4 Residential District zoning and requirements of the Chief Building Inspector.

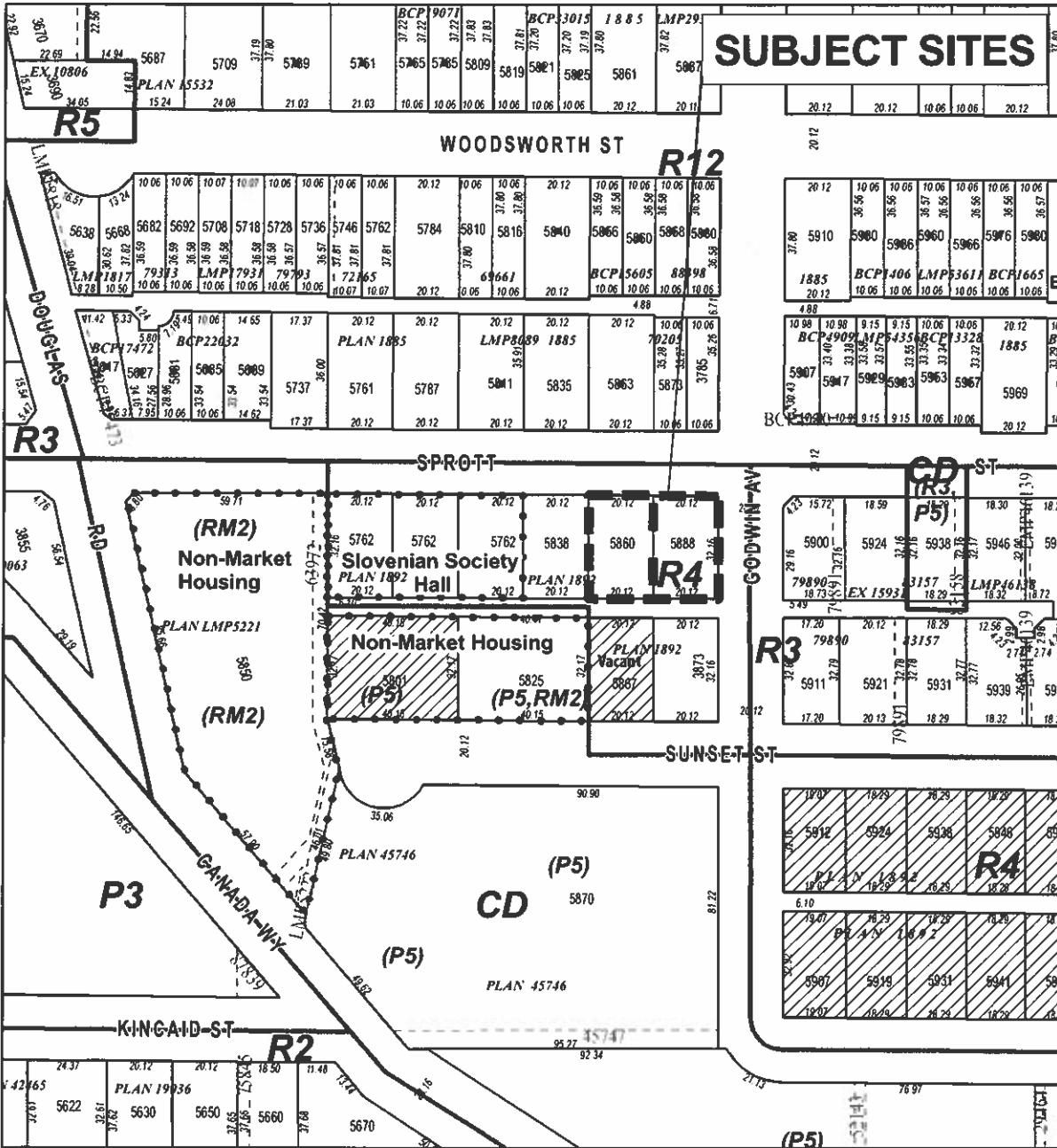
This is for the information of Council.



B. Luksun,
Director Planning and Building

DR:spf:hr
Attachments

cc: Chief Building Inspector
Director Engineering
City Solicitor



SUBJECT SITES



PLANNING & BUILDING DEPARTMENT



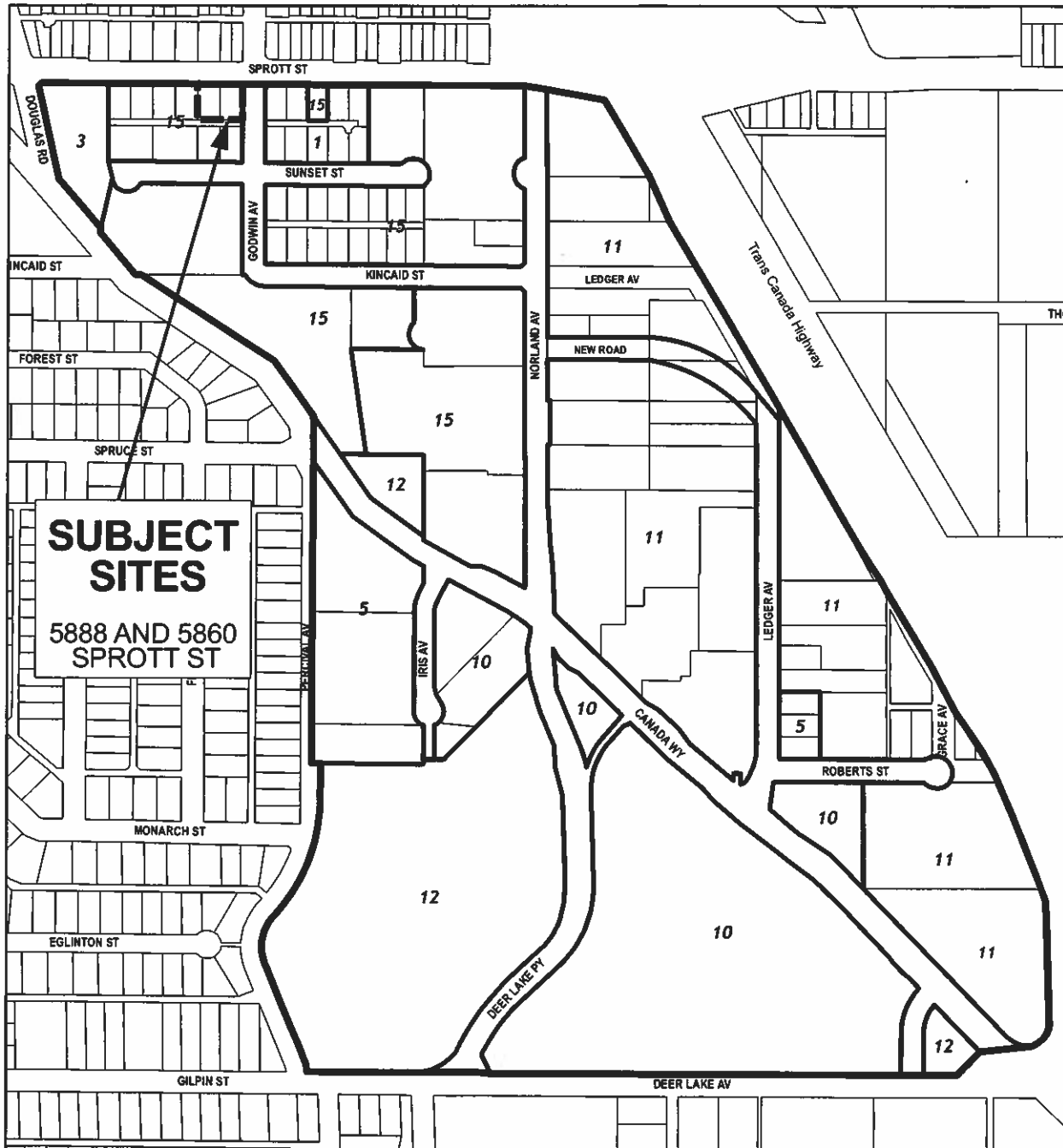
DATE:
SEPT 21 2010

SCALE:
1:2,000

DRAWN BY:
DJ

SITING APPROVAL - 5888 and 5860 SPROTT ST.

- Subject Site
- City-Owned Properties



SUBJECT SITES
5888 AND 5860
SPROTT ST

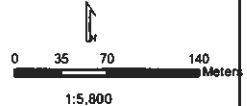
**Central Administrative Area
Community Plan**



PLANNING & BUILDING DEPARTMENT

Updated to October 2010

- 1** Single Family Residential (R3)
- 3** Medium Density Multiple Family Residential (RM2)
- 5** Commercial (C1)
- 10** Administration and Public Assembly (P2)
- 11** Business Centre Districts (B1, B2)
- 12** Park and Public Use (P3)
- 15** Community Institutional (P5)



Sketch #2