



Item .....
Meeting .....2011 July 25

COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2011 July 20

**FROM:** DIRECTOR PLANNING & BUILDING **FILE:** 41000 05  
*Reference: SIT #11-59*

**SUBJECT: SITING APPROVAL #11-59**  
**4630 HAZEL STREET**  
**Lot 17, 18; DL 151,153; Plan 8362**

**PURPOSE:** To inform Council of a request to construct an outdoor deck to a two-family dwelling at 4630 Hazel Street located in the Metrotown Town Centre Plan.

**RECOMMENDATION:**

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

**REPORT**

The Planning and Building Department is in receipt of a Siting Approval Application for the addition of an outdoor deck to the existing two-family dwelling on the subject site in accordance with the prevailing R5 Residential District. The subject site is occupied by a two-family dwelling constructed in 1920. The dwelling straddles the two lots which are both addressed 4630 Hazel Street. The site measures 31.70 m (104 ft.) by 36.96 m (121 ft.) and has an area of 1,171.41 m<sup>2</sup> (12,605 sq. ft.). To the west is a vacant City-owned lot at 4614 Hazel Street and a commercial development beyond. To the north across Hazel Street are high-density residential developments. To the south are older commercial developments fronting Kingsway and to the east are older single family dwellings.

The properties are located within the Metrotown Town Centre Plan and are designated for consolidation with neighbouring properties as well as the lane for redevelopment to the Comprehensive Development District utilizing the C3 General Commercial District as a guideline (see Sketch #1 and Sketch #2 attached).

Although the site is considered to be of strategic importance for the implementation of the Metrotown Town Centre Plan, the modest nature of the upgrades are not considered to have any impact on the potential for inclusion of the property in a future redevelopment proposal in line with the Plan. It is also noted that the Legal and Lands Department have indicated that the site has a very high value as a continuing single-family use. Staff have contacted the owner who indicated that he has been contacted by other developers and is aware of the redevelopment

To: City Manager  
From: Director Planning & Building  
Re: Siting Approval #11-59  
4630 Hazel Street

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potential of the subject lots but does not wish to sell at this time. The owner further indicated that the improvements are modest and will make the dwelling more habitable in the shorter term.

Given that this addition does not significantly impact the potential for redevelopment of the subject site in the shorter term in line with the Plan, this Department would propose to grant a Siting Approval, which would permit the processing of a Building Permit for the proposed addition subject to full compliance with the existing R5 Residential District and requirements of the Chief Building Inspector.

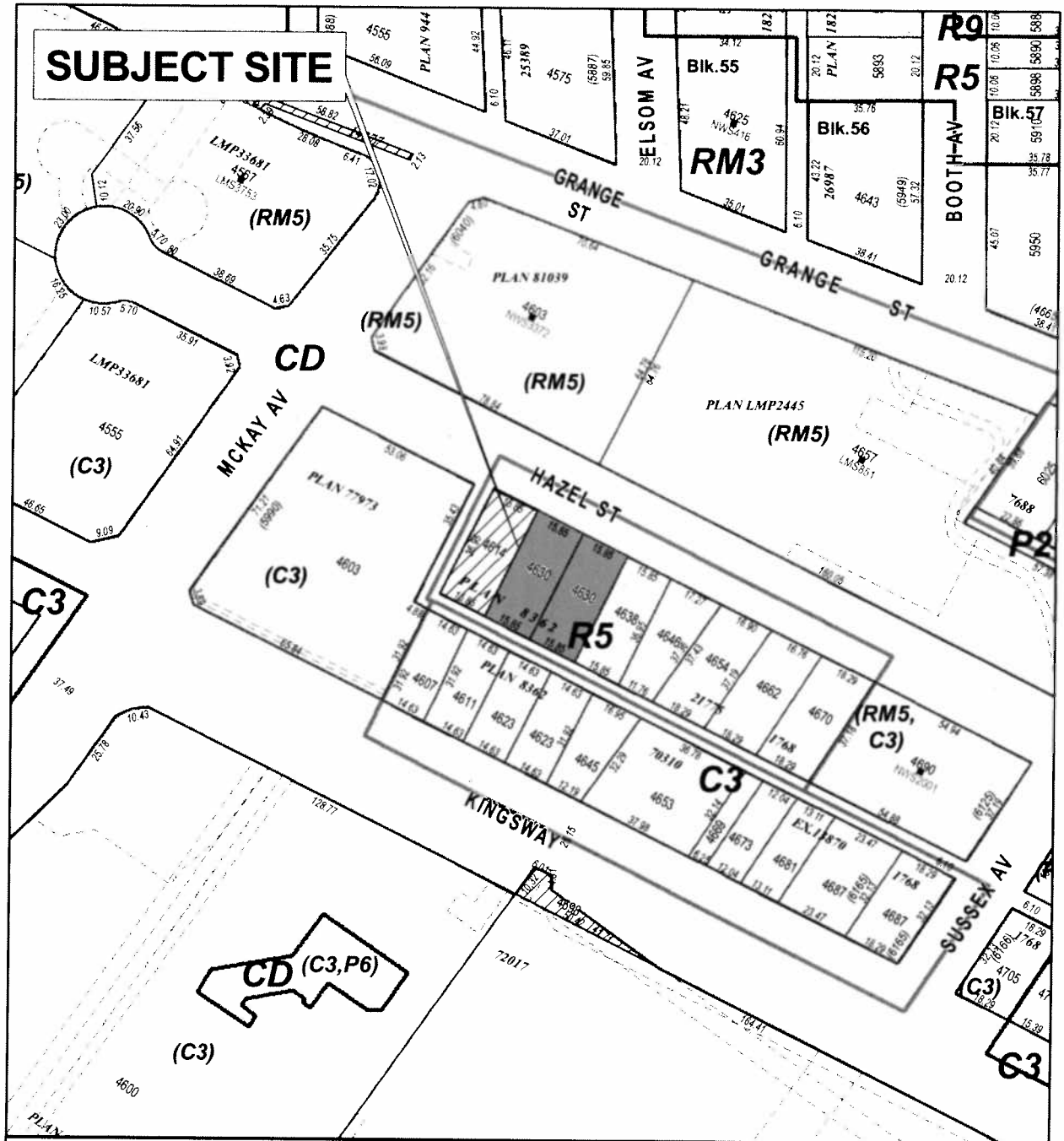
This is for the information of Council.





  
B. Luksun, Director  
PLANNING AND BUILDING

DR:spf  
*Attachment*

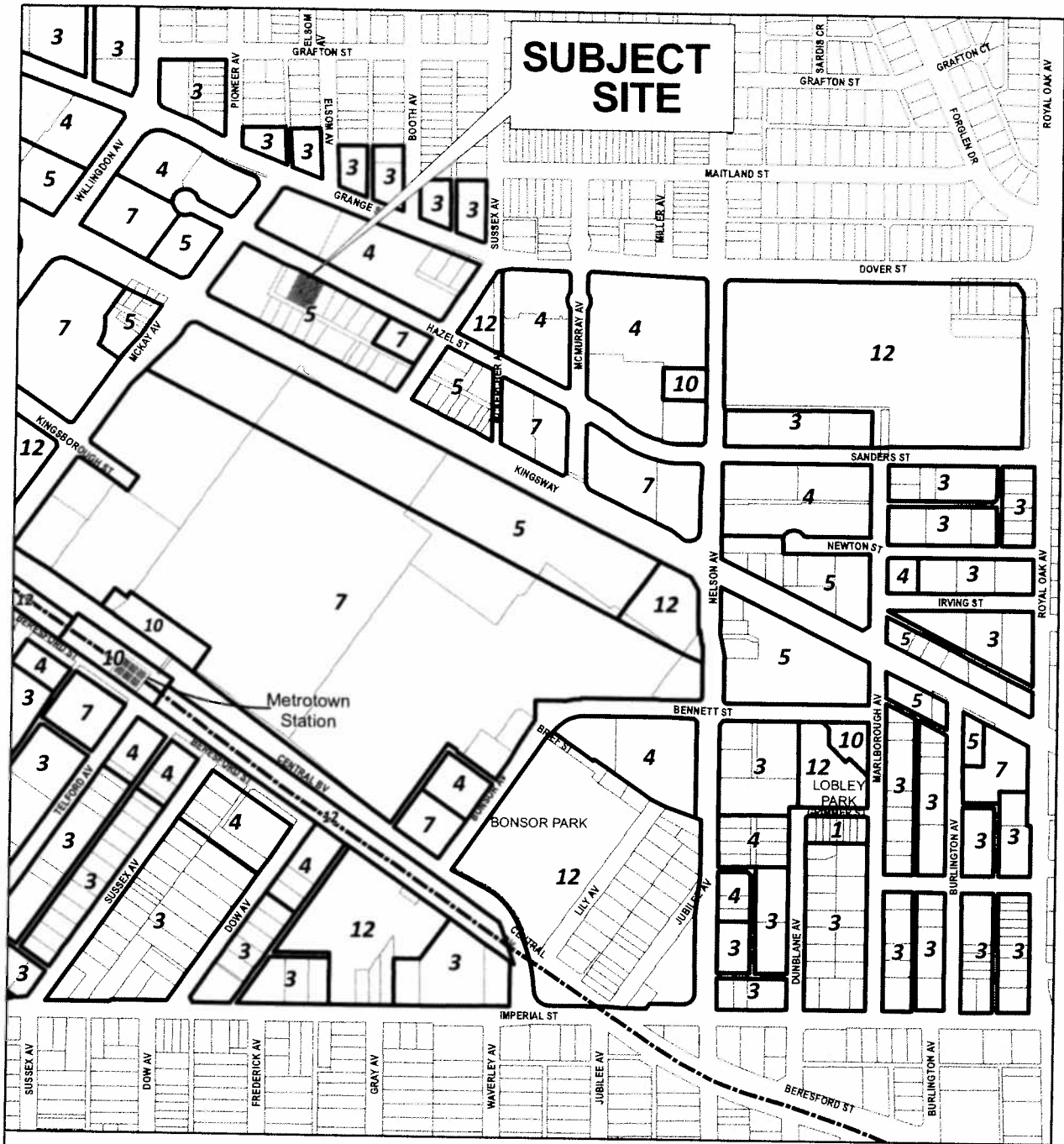
cc: Director Engineering  
Chief Building Inspector  
City Solicitor

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 <p>City of Burnaby</p>	<p>PLANNING &amp; BUILDING DEPARTMENT</p>
<p>DATE: July 4 2011</p>	<p><b>SITING APPROVAL</b> 4630 Hazel Street</p>
<p>SCALE: 1:2,000</p>	<p>  Subject Site             City-Owned Lots       </p>
<p>DRAWN BY: AY</p>	<p style="text-align: right;">  </p>

Sketch #1

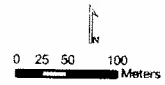


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|--|---|
| 1 Single and Two Family Residential                    | 7 High Density Mixed Use (RM5/C3 or RM5/C2) |
| 2 Low Density Multiple Family Residential (RM1)        | 10 Institutional (P1/P2/P5)                 |
| 3 Medium Density Multiple Family Residential (RM2/RM3) | 12 Park and Public Use/Public School (P3)   |
| 4 High Density Multiple Family Residential (RM4/RM5)   |   |
| 5 Commercial (C2/C3)                                   |   |
| 6 Medium Density Mixed Use (C9 or RM3/C2)              |   |



City of Burnaby  
Planning and Building Dept

## Metrotown Plan



1:7,500  
Updated to Feb 2010