



Item
Meeting2017 January 30

COUNCIL REPORT

TO:	CITY MANAGER	DATE:	2017 January 25
FROM:	DIRECTOR PLANNING AND BUILDING	FILE:	PC 41000 05
		<i>Reference:</i>	<i>SIT #16-92</i>
SUBJECT:	SITING APPROVAL APPLICATION #16-92 3971 THURSTON STREET PROPOSED NEW SINGLE-FAMILY DWELLING WITH SECONDARY SUITE AND DETACHED GARAGE METROTOWN TOWN CENTRE COMMUNITY PLAN		
PURPOSE:	To inform Council of a request to construct a new single-family dwelling under existing zoning within the Metrotown Town Centre Community Plan, Sub-Area 11.		

RECOMMENDATION:

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

REPORT

1.0 INTRODUCTION

The owner of the subject property at 3971 Thurston Street has submitted a Building Permit application (BLD#16-1276) with the intention of constructing a new single-family dwelling with a secondary suite and detached garage on the site in accordance with the existing R5 Residential District zoning (see *attached* Sketch #1). The property is located within Sub-Area #11 of the Adopted 1977 Metrotown Development Plan and is identified for low-density multiple family residential development using the RM1 District as a guideline. On 2016 November 16, Council endorsed the Draft Metrotown Downtown Plan which designates the block that includes the subject property for Medium Density Multiple Family Residential using the RM3s Multiple Family Residential zoning district as a guideline.

2.0 BACKGROUND

On 2017 January 17, the City's Realty and Lands Division met with the owner of 3971 Thurston Street to negotiate the sale of the subject property. The City's interest in acquiring the subject property was to protect a future land assembly for RM3s Multiple Family Residential development in line with the Draft Metrotown Downtown Plan. At this meeting, the owner and Realty and Lands Division were unable to reach agreement on fair market value. The owner has advised that they are unwilling to further negotiate the sale price and wish to advance its residential development as permitted by the R5 Residential District.

To: City Manager
From: Director Planning and Building
Re: Siting Approval #16-92, 3971 Thurston Street
2017 January 25.....Page 2

3.0 SUBJECT PROPERTY

The subject property has a lot area of approximately 506.01 m² (5,447 sq. ft.) and a lot width of approximately 16.76 m (55 ft.). The subject property is currently improved with a single-family dwelling built in 1958. The single-family dwelling has an active business licence for a home based business. To the west is a new two-family home at 3951 Thurston Street that was completed in February 2016 (Siting Approval Reference #15-38). To the east, across the abutting lane, is the Thomas and Ellen Sanderson Residence at 5457 Inman Avenue. This single family house was constructed in 1904 and is listed on the Burnaby Heritage Inventory. To the north there are single- or two-family dwellings fronting Bond Street and Inman Avenue that are in fair to good condition. To the south, across Thurston Street, is a mix of single family dwellings and medium density multiple family developments.

For the block that the subject property is situated, the Draft Metrotown Development Plan, subject to Council adoption, supports *“row-housing, townhousing, and low-rise apartments and will have a maximum height of four storeys.”* These development forms are supported by the RM3s Multiple Family Residential district which allows for a maximum density of 1.1 base FAR and 0.4 bonus FAR, for a total of 1.5 FAR. To facilitate RM3s type development, the subject property would have to form part of a larger assembly area as its lot area (506.01 m² or 5,447 sq. ft.) is well below the minimum RM3s lot area under the Zoning Bylaw (1,110 m² or 11,948.33 sq.ft.)

The Planning Department continues to support comprehensive redevelopment of Metrotown in line with the Plan. At a meeting on 2017 January 17, however, the property owner indicated that they are not interested in selling the property at fair market value as assessed by the Realty and Lands Division. As a result, the owner wishes to advance its residential redevelopment as permitted by the R5 District. It is acknowledged that the proposed single-family dwelling is permitted under the prevailing R5 District zoning of the subject property.

In view of the above, unless otherwise directed by Council, this Department would release a Building Permit for a new single-family dwelling at 3971 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.


Lou Pelletier, Director
PLANNING AND BUILDING

BSD/sla
Attachment

cc: Chief Building Inspector
City Solicitor

