

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

JUNE 15, 1970

MR. H. W. BALFOUR,
MUNICIPAL MANAGER

Dear Sir:

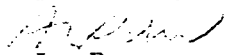
Re: NEW VISTA SOCIETY PROPOSED SENIOR CITIZEN'S
PROJECT

Concerning the above, this department, having had further discussions with the project architects, has received and examined revised plans for the proposed Senior Citizen's complex. These plans are generally acceptable, subject to the following aspects.

1. The acquisition of Lot 11, Blk. 22, D.L. 30, for road purposes to provide street frontage and vehicular access to the rear portions of the subject property. The responsibility for this acquisition (Corporation or New Vista) should be formalised.
2. The closure of Vista Crescent from Mary Ave. north and the establishment of any required service easements. If possible, the existing services should be removed and thereby eliminate the need for service easements.
3. A commitment that Lot 16, Blk. 13, D.L. 30, will be included in the design for the total project and that at such time as it is possible, the lot will be acquired and the existing residence removed. The nature of this commitment should be formalised.
4. The dedication of an easement to form part of a continuous walkway system linking the proposed park, as indicated on the attached sketch, with Edmonds Street.
5. The submission of detailed comprehensive development plans for the total site, prior to the setting of a Public Hearing date, as required by bylaw for C.D. Zoning.
6. The development of the subject property should relate to the overall development proposal for the area, as indicated on the attached sketch.

The proposal indicates a parking layout based on a requirement of one space for each six units. However, the architects have requested that they be allowed to reduce this requirement to one space for each ten units for the first phase of the project. This request includes the provision that the parking facilities will be observed as to their adequacy before phase two is committed to a similar parking ratio. This department is prepared to accept this request on the basis that if a parking problem arises, the higher standard of one space for each six units will be achieved for the project in its later phases.

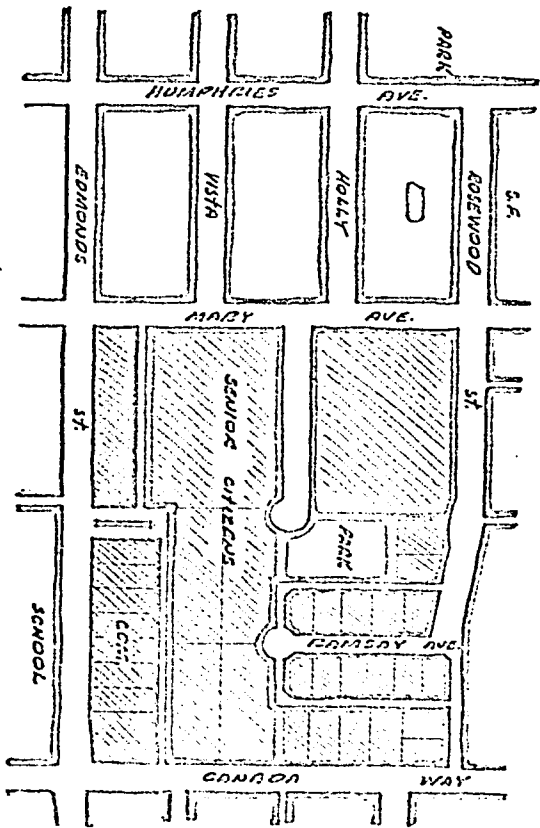
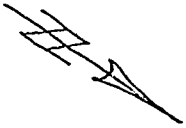
Respectfully submitted,


A. L. Parr,
PLANNING DIRECTOR

RKE/mw

c.c. Municipal Clerk
R. K. Everett
Attached 1 sketch.

Manager's Report No. 37/70
Item #11



(2-a)

SUTTON S. S.

NEW VISTA SOCIETY
SENIOR CITIZENS

FEB 9/70
RRC