

4. Re: Subdivision of Land Located West of Lozells and
Between Government Street and Winston Street
(Ref. S.D. 245/71)
Requirement for Screening Winston Street

The following is the report of the Planning Director dated
May 3, 1972, regarding the above.

RECOMMENDATION:

THAT the recommendations of the Planning Director be adopted.

* * * * *

Planning Department,
May 3, 1972.

To: Municipal Manager.

From: Planning Director.

Re: Subdivision of land located west of Lozells and between
Government Street and Winston Street (Ref.S.D.245/71).
Requirement for Screening Winston Street.

The attached sketch shows the location of the above subdivision
and the relationship of nine new lots to the Winston Street
collector.

Council will recall that associated with the decision to build
Winston Street in its present alignment was agreement to provide
landscape screening at Corporation expense to protect the
existing single family dwellings from the noise and sight of
industrial traffic; and to require a similar treatment to be
provided at the developer's expense for undeveloped land subject
to future subdivision.

This latter policy would apply to the above subdivision but its
application is being questioned by the owners of the property
who assert that they were advised at a public meeting that the
Corporation would be responsible for landscape screening of
Winston Street. A check of our records in this respect shows
that the plans presented to the Council and to the public clearly
state that landscape screening of the properties within this
subdivision would be obtained through subdivision control pro-
cedures.

As shown on the sketch, the lots backing onto Winston Street are
deeper than usual to provide greater separation and the developer
(see attached letter dated May 3, 1972) joins the owners in
arguing that because they have given up more land than usual, the
Corporation should pay for landscape screening.

However, this is an academic argument for three reasons: firstly,
reduction in the depth of the lots would not provide sufficient
area to create additional lots within the subdivision; secondly,
the normal frontage of lots in the R1 Zone is 60' and these lots
are proposed to be reduced to 72'0" frontage in exchange for
their increased depth; and thirdly, irrespective of landscaping,
the additional depth is required to make the lots suited to the

(.....2)


ITEM 4
MANAGER'S REPORT NO. 32
COUNCIL MEETING May 8/72

-2-

use for which they are intended (Section 711 (1)(c)(ii)) of the Municipal Act).

RECOMMENDATION:

1. That the Corporation not contribute to the costs of providing landscape screening for subdividable property;
2. That the developer provide landscape treatment to an equivalent standard to that being installed by the Corporation for the existing dwellings.
3. That a covenant be entered into to ensure retention of existing natural tree cover within the south 50' of the nine lots abutting Winston Street.


A. L. Parr,
PLANNING DIRECTOR.

AP:eb
Att.

ITEM 4

MANAGER'S REPORT NO. 32

COUNCIL MEETING May 8/72

#01-4635 Imperial St.,
Burnaby 1., B.C.,
May 3, 1972.

Planning Department,
Corporation of Burnaby,
4949 Canada Way,
Burnaby 1, B.C.

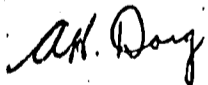
Attention: Mr. A. Parr, Director of Planning

Re: Subdivision Ref. # 245/71

This is to advise you that we intend to proceed with the above subdivision.

At this time we would like to establish the question of the buffer strip. In a letter to you dated October 20, 1971 (item B), the property owners say that the Corporation intended to pay for the landscaping. Since we have given up the land , 2115 sq. ft. per lot backing on Winston, we feel it only right that the Corporation pay for the landscaping.

Yours truly,



(A.H.Doig
for A.&L. Holdings)

AHD/md

ITEM 4
 MANAGER'S REPORT NO. 32
 COUNCIL MEETING May 8/72

LOTS: 15 W 102' EXCEPT R.P. 31802
 15 EXCEPT W 102' & EXCEPT
 R.P. 31802
 W 1/2 14 EXCEPT R.P. 31802
 E 1/2 14 "

S.D. REF. # 245/71

X REF.: 64/71

ZONE: R1 RESIDENTIAL.

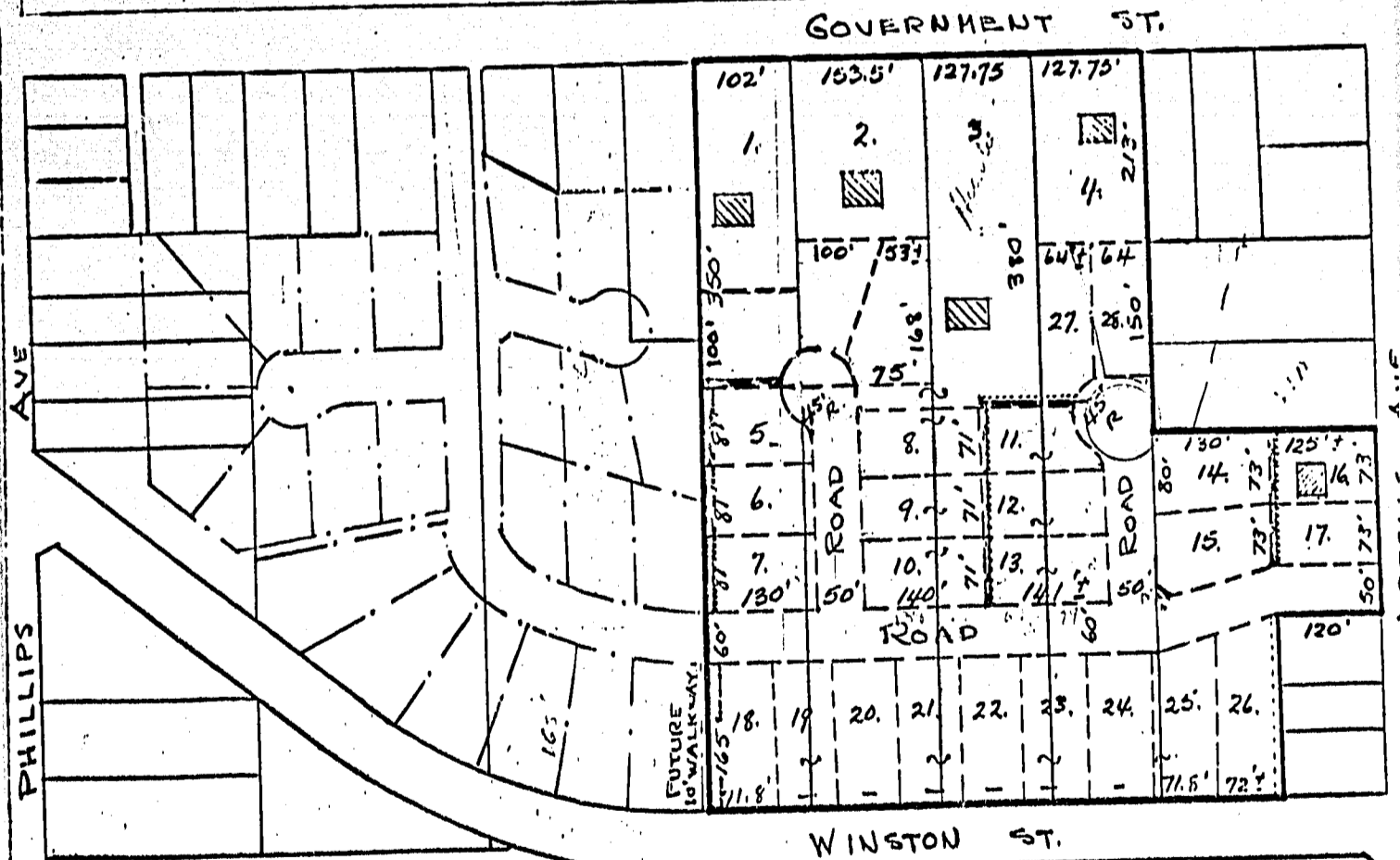
BLOCKS. 1, 2, & 3.

LOT. 13 S 1/2 EXCEPT PCL "A" EP. 10848
 & EXCEPT R.P. 16984 & EXCEPT P. 28993

D.L. 43

PLAN 3227

7508, 7528, 7540 & 7558 GOVERNMENT ST.
 AND 3855 LOZELLS.



10' EASEMENTS.

15' EASEMENT.

*Note this suggested layout for lots 1 & 2
 given to owner, Art Day, 15 Jan 71.*

POSSIBLE LOT LAYOUT FOR
 FUTURE SUBDIVISION OF LOTS
 1 & 2 WHERE EACH OWNER
 WISHES TO PROCEED IND-
 EPENDENTLY.