

ITEM 12

MANAGER'S REPORT NO. 81

COUNCIL MEETING Oct. 29/73

12. Re: Letter dated October 10, 1973 from E.J. Byron  
5460 Sperling Avenue, Burnaby  
Subdivision Configuration for the Area Bounded  
By Sperling Avenue, Buckingham Avenue and Haszard Street

Appearing on the Agenda for the October 29, 1973 meeting of Council is an expression of opposition from E.J. Byron to a proposed subdivision in the subject area.

RECOMMENDATION:

THAT E.J. Byron be invited by the Planning Department to discuss the subdivision proposal for this area with staff.

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PLANNING DEPARTMENT  
25 OCTOBER, 1973

SUBJECT: SUBDIVISION CONFIGURATION FOR THE AREA BOUNDED BY  
SPERLING AVENUE, BUCKINGHAM AVENUE AND HASZARD STREET

BACKGROUND

The Deputy Clerk is in receipt of a letter in which opposition is expressed to a hypothetical subdivision of land for the subject area because a proposed emergency access road would create problems in the area.

EXISTING SITUATION

Mr. Byron is one of the owners affected by a subdivision proposed in this area. Any application for subdivision of these lands must be made with the written authorization of the affected land owners. Consequently, Mr. Byron would be involved in the subdivision process and matters such as those described in his letter would be discussed on their merits with the Planning staff. The subdivision proposal for this area to which Mr. Byron objects is attached.

For the information of Council, the design criteria used in formulating this were as follows:

- 1) The configuration of the land being subdivided. The topography of this site is such that certain lands are not suitable for residential development. It is possible that these lands may be acquired as parkland in the future.
- 2) The preservation of the existing natural watercourse. We are of the opinion that the watercourse in this area should be left in a natural open condition. To this end, the guide plan makes provision for the dedication of a park strip bordering the creek bed. The short cul-de-sac north of the park strip was located so as to restrict public access to the area of the creek and the park.

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Sperling, Buckingham & Haszard  
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- 3) Restricting access to Haszard Street rather than permitting access from Sperling Avenue. It was felt that with the location of the Deer Lake Park across Sperling Avenue, it would be best to not allow vehicular access from Sperling Avenue. If access were allowed, an obvious conflict would arise with respect to parking and traffic circulation. Provision has been made, however, for emergency access from Sperling.

RECOMMENDATION

THAT the Municipal Council receive Mr. Byron's letter and the report of the Planning Director for information; and

THAT the Planning Department write to Mr. Byron inviting him to discuss the subdivision proposal for this area with the Planning staff.

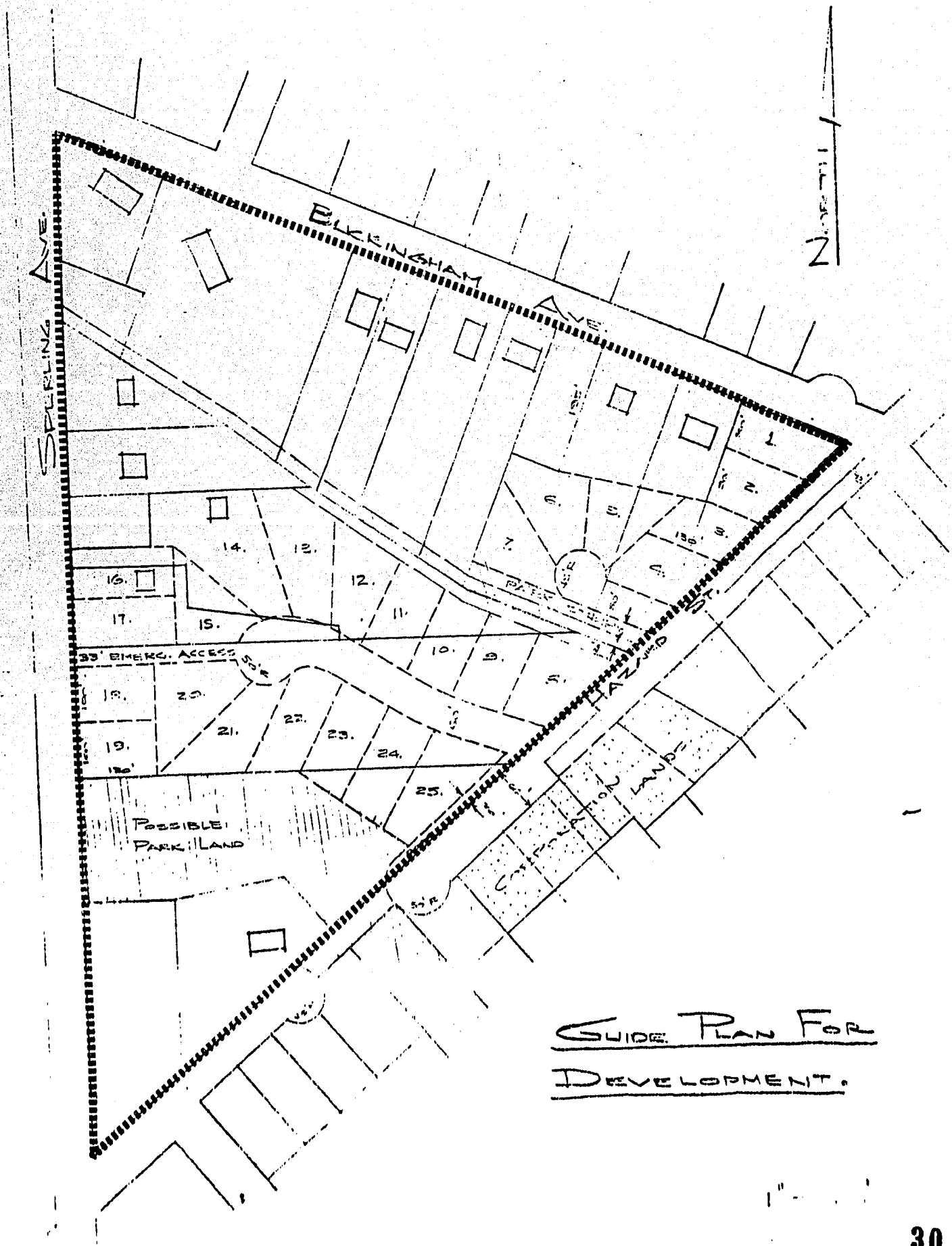
Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING

PB:ea  
Attchmts.

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HYPOTHETICAL SUBDIVISION FOR AREA  
OF SPERLING AVE., BUCKINGHAM AVE. &  
HAZARD ST.



GUIDE PLAN FOR  
DEVELOPMENT.