

ITEM 17

MANAGER'S REPORT NO. 74

COUNCIL MEETING Nov. 12/74

Re: Proposal to Obtain Primary Access to Property  
Addressed at 7396 Barnet Highway Via a Lane  
(Item 22, Report No. 65, October 7, 1974)

Following is a report concerning the above from the Director of Planning on the conditions that are suggested for issuance of a building permit, and also, a report from the Parks and Recreation Administrator concerning the Commission's consideration of the matter.

The Parks and Recreation Commission were well aware that by making the recommendation that they were voting to not acquire the property, as this point was specifically made at the meeting before the vote was taken.

RECOMMENDATION:

THAT the Municipal Council authorize the Chief Building Inspector to grant a permit for construction of a dwelling in conformance with the R2 Residential Zone on the condition that the owner provides a turn-around on public right-of-way to the approval of the Municipal Engineer, and should it be necessary to dedicate lands for this turn-around, this dedication be a condition of the issuance of the building permit.

\* \* \* \* \*

PLANNING DEPARTMENT  
NOVEMBER 7, 1974  
Our File #03.100/215 & 216

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

RE: PROPOSAL TO OBTAIN PRIMARY ACCESS TO PROPERTY ADDRESSED  
AT 7396 BARNET HIGHWAY VIA A LANE

The subject property is a 2.53 acre parcel located on the Barnet Highway approximately 1,300 feet east of Bayview Drive as shown on the attached sketch #1. It is legally described as Lot 1, Block 1, D.L.'s 215 and 216, Plan 10936, N.W.D.

BACKGROUND

On August 19, 1974, the Planning Department submitted a report to Council on the subject item, advising that we were in receipt of a letter from the owner's agent requesting written assurance that the Municipality would grant access to the subject property via the existing lane. This report advised Council that the Municipality had granted such access to similar properties which, because of unusual and difficult topographic limitations, could not receive access from their legal street frontage.

Council was advised that the neighbouring land owners were opposed to granting such an access and that these owners requested that the subject property be considered for acquisition as parkland.

At that time Council tabled the matter until such time as the Parks and Recreation Commission could advise Council on the advisability of acquiring this property for parks purposes and a review of park acquisition priorities to determine if such acquisition could be incorporated into the parks programme in the near future.

The Commission decided that the property had a very low acquisition priority and, therefore, could not be included in the park acquisition program. The Commission, however, felt that the property should be under municipal control for future development consideration and recommended that Council purchase the property for consolidation with other municipal lands.

On October 7, 1974, the Manager submitted a report to Council which recommended that Council authorize the Director of Planning to investigate and report on the possibility of granting a permit for construction of a dwelling in conformance with the R2 Residential Zone on the condition that:

- 1) the owner provides a turn-around on public right-of-way to the approval of the Municipal Engineer, and should it be necessary to dedicate lands for this turn-around, this dedication be a condition of the issuance of the building permit.
- 2) the owner provides the public access on the northerly part of the property as a park link which would normally be obtained through the subdivision process.

#### EXISTING SITUATION

The Director of Planning reported to the Parks and Recreation Administrator that, with respect to the provision of a park link the Planning Department had, in an earlier submission indicated the impracticality of such a requirement due to topographic conditions on the northerly portion of the property. Since that time an actual field inspection has been carried out which supports this conclusion and indicates that such a link, due to excessive slope, is physically unfeasible.

The subject site is situated a considerable distance to the west of the main foreshore park strip along Burrard Inlet. As shown on the attached sketch #2, an existing nature trail which extends down the north slope of Burnaby Mountain has, as its logical future destination a park area immediately north of the Barnet Highway which provides definite possibilities of a link with the foreshore park strip and the projected marine park complex on the former Kapoor site. The provision of a future pedestrian overpass of the Barnet Highway could, therefore, be justified, as well as being physically possible.

It was, therefore, recommended that the Parks and Recreation Commission recommend to Council the deletion of the requirement that the owner of the property at 7396 Barnet Highway provide public access on the northerly portion of the property for park link purposes as originally proposed as a condition of development.

The Parks and Recreation Commission met on November 6, 1974 and, at that time, they endorsed the foregoing recommendation.

#### RECOMMENDATION

THAT the Municipal Council authorize the Chief Building Inspector to grant a permit for construction of a dwelling in conformance with the R2 Residential Zone on the condition that the owner provides a turn-around on public right-of-way to the approval of the Municipal Engineer, and should it be necessary to dedicate lands for this turn-around, this dedication be a condition of the issuance of the building permit.

PB:cr  
Attchmts. (2)

  
A. L. PARR  
DIRECTOR OF PLANNING

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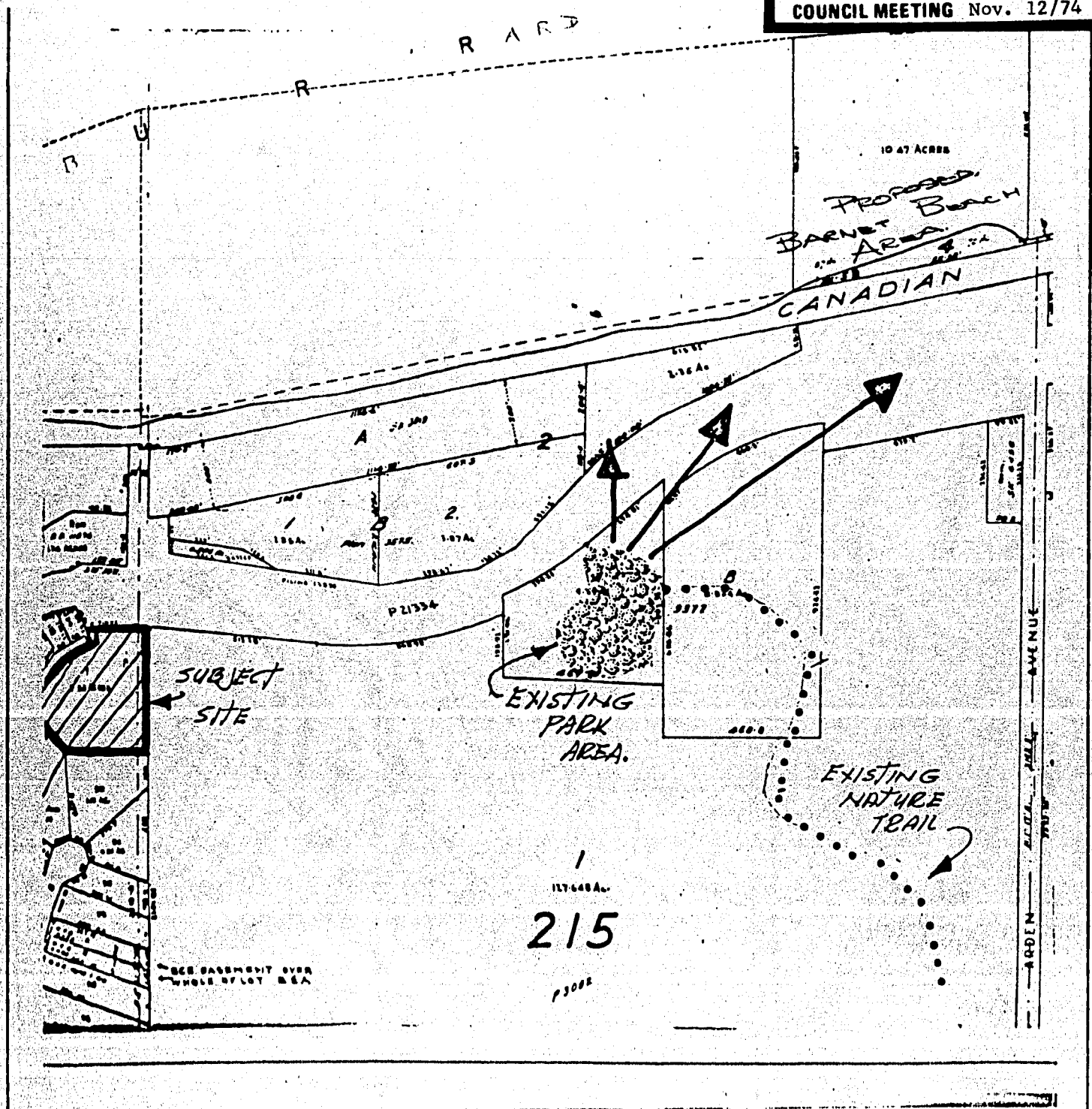
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562.83  
156.93  
5187.01  
170.2  
165.85  
Rem.  
E.P. 11574  
1.74 ACRES  
183.85  
S. 85° 59' W.  
227  
209.92  
212  
347.169  
2 E  
515.28  
2.58 ACRES  
SUBJECT SITE  
ROAD  
DRIVE  
107 AC.  
58  
112 AC.  
90  
91  
0.83 AC.  
92  
281.73  
320.66  
P. 4814  
188  
278.51  
190  
97  
BCE EASEMENT  
WHOLE OF LOT

FE

PROPOSAL TO OBTAIN  
ACCESS TO 733G  
BARNETT HIGHWAY

Sketch # 1

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Date	Burnaby Planning Department
7 Nov. '74	PROPOSAL TO DETERMINE
Scale	ACCESS TO 7226
1"=200'	BARNET HIGHWAY
Drawn By	SKETCH # 2
758	

ITEM 17

MANAGER'S REPORT NO. 74

COUNCIL MEETING Nov. 12/74

TO: MANAGER

November 7, 1974

FROM: PARKS & RECREATION ADMINISTRATOR

RE: PROPOSED PARK ACQUISITION - BURNABY MOUNTAIN  
CONSERVATION AREA - LOT 1, BLOCK 1, D.Ls. 215 & 216,  
PLAN 10936, N.W.D., 7396 BARNET HIGHWAY

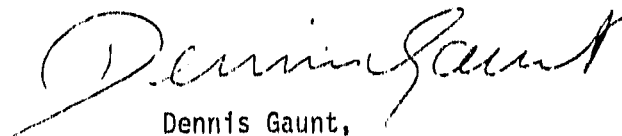
Your report to Council of October 7th was submitted to the Parks and Recreation Commission at its meeting of November 6, 1974.

With regard to Condition 2 of the recommendation approved by Council on October 7th, i.e. "the owner provides the public access on the northerly part of the property as a park link which would normally be obtained through the sub-division process", further discussions have been held with the Planning Department. They had previously indicated the impracticality of such a requirement due to the topographical conditions on the northerly portion of the property, and since then have carried out an actual field inspection which supports this conclusion and indicates that such a link, due to the excessive slope, is physically unfeasible.

Planner's Sketch #2 shows that the subject site is situated a considerable distance to the west of the main foreshore park strip along Burrard Inlet. The existing nature trail which extends down the north slope of Burnaby Mountain has, as its logical future destination, a park area immediately north of Barnet Highway which provides definite possibilities of a link with the foreshore park strip and the projected marine park complex on the former Kapoor site. The provision of a future pedestrian overpass of the Barnet Highway could, therefore, be justified as well as being physically feasible.

RECOMMENDATION:

The Parks and Recreation Commission wishes to recommend to Council the deletion of the requirement that the owner of the property at 7396 Barnet Highway provide public access on the northerly portion of the property for Park link purposes as proposed as a condition of development.

  
Dennis Gaunt,  
ADMINISTRATOR.

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attachment