

Re: Letter dated February 13, 1974 and Petition dated March 6, 1974
From Mrs. V. Langston, 7590 Lawrence Drive, Burnaby
Lot 48, D.L. 59, Expl. Pl. 33594, Plan 33192
S.D. #215/73 - North American Contractors

Appearing on the Agenda for the March 18, 1974 meeting of Council is a letter and petition from Mrs. V. Langston regarding the proposed development of Lot 48. Following is a report from the Approving Officer regarding this matter:

" We would reply to the letter submitted by Mrs.V. Langston on February 13, 1974 regarding the above subject lot:

- 1) As shown on the attached sketch, Lot 48 was a consolidation of several parcels for eventual resubdivision. The portion which is proposed for residential development is shown cross-hatched. The subdivision configuration for development of the Camrose Park residential area was prepared in 1967 and has since remained as the guide plan for all applications. The guide plan did call for the cancellation of a portion of Greenwood for inclusion with an area of Lot 48 for the creating of a lot. Indeed Lots 54-70 inclusive were created in their particular configuration with a view to the creating of a lot at the end of the Greenwood cul-de-sac. When enquiries have been made at the Planning Department by private individuals, the Camrose Park subdivision plan has been used to indicate where and what development is proposed. Since before the time that houses were constructed on Lawrence Drive, the Planning Department has not amended or altered the above proposal.
- 2) The Park Acquisition Program has in the past indicated that the boundary of the trail system at this location would be the west property line of the Greater Vancouver Sewerage and Drainage District right-of-way, as shown on the sketch. Under S.D. #215/73 it is proposed that through land exchanges, the area for the trail system would be greater than originally envisioned. As can be noted, the park area will directly abut the rear property line of the Langston property with only 50 feet abutting the private lot to be created.
- 3) It is likely that any house development that will take place on the proposed residential lot at the end of Greenwood cul-de-sac would involve only the front 60-70 feet. Perhaps we could explore the possibility of placing a restrictive covenant on the rear portion of the lot enforcing the retention of existing trees. It is to be remembered that the future owner of this lot will also be concerned with noise control and the protection of the existing growth.
- 4) The southern 33 feet of the Greenwood allowance is to remain open to permit pedestrian access to the Park trail system. It is felt that this area is not only sufficient for pedestrian access but that it is advisable that the trail system not have any type of vehicular access or abut a road which could be used as a parking area.

In view of the above considerations it is recommended that the proposed subdivision configuration be confirmed."

ITEM 21

MANAGER'S REPORT NO. 21

COUNCIL MEETING Mar. 18/74

Re: Letter dated February 13, 1974 and Petition dated March 6, 1974
From Mrs. V. Langston, 7590 Lawrence Drive, Burnaby - Cont'd.

RECOMMENDATIONS:

THAT the proposed subdivision configuration be confirmed; and

THAT the Director of Planning be directed to explore the possibility of placing a restrictive covenant on the rear portion of Lot 48 to preserve the existing trees that are located in this specific area; and

THAT the petitioners be advised accordingly; and

