

Re: Proposed Development and Sale of Municipal Lands as Residential Lots
Subdivision Reference #63/74
(Item 4, Report No. 53, August 6, 1974)

Following is a further report from the Director of Planning on Subdivision Reference #63/74. The report contains additional information that was requested when the matter was tabled by Council on August 6, 1974.

RECOMMENDATION:

THAT authority be given to undertake the preliminary survey and design work leading to the installation of services and the sale of the subject residential lots with the initial work to include the preliminary design and survey of the link between Nelson and Wayburne, including an estimate of cost for same.

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TO: MUNICIPAL MANAGER 13 AUGUST, 1974
FROM: DIRECTOR OF PLANNING
RE: PROPOSED DEVELOPMENT AND SALE OF MUNICIPAL LANDS
AS RESIDENTIAL LOTS
SUBDIVISION REFERENCE #63/74

BACKGROUND

On August 6, 1974, Council tabled for two weeks a report on the above subject, pending receipt of additional information on the question of the road connection between Nelson Avenue and Wayburne Drive.

SUPPORT INFORMATION

The proposed road connection is embodied in the "Deer Lake Development Concept" which was adopted in principle by Council on January 28, 1974. This report showed the Wayburne extension diagrammatically on Figure 6 (copy attached) and stated that the extension was mentioned as a possible future road alignment. However it was stated that, in view of the Major Roads Study, this alignment may be subject to change, and consequently the Deer Lake Development Concept should exhibit sufficient flexibility to accommodate this uncertainty.

It should be noted that the major existing road is Royal Oak Avenue which has steep grades and bisects the area designated for development as a golf course. (see attached Figure 7). Because of this steep grade, it is not advisable to use Royal Oak for access or egress to the proposed park development.

The report entitled "Burnaby Transportation Study to 1985" which was adopted in principle by Council on June 11, 1974 designates the proposed Wayburne Drive extension as a secondary traffic route which is a Municipal responsibility. (see attached Figure 32).

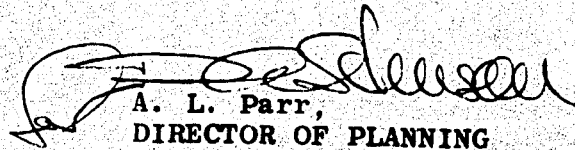
SUMMARY

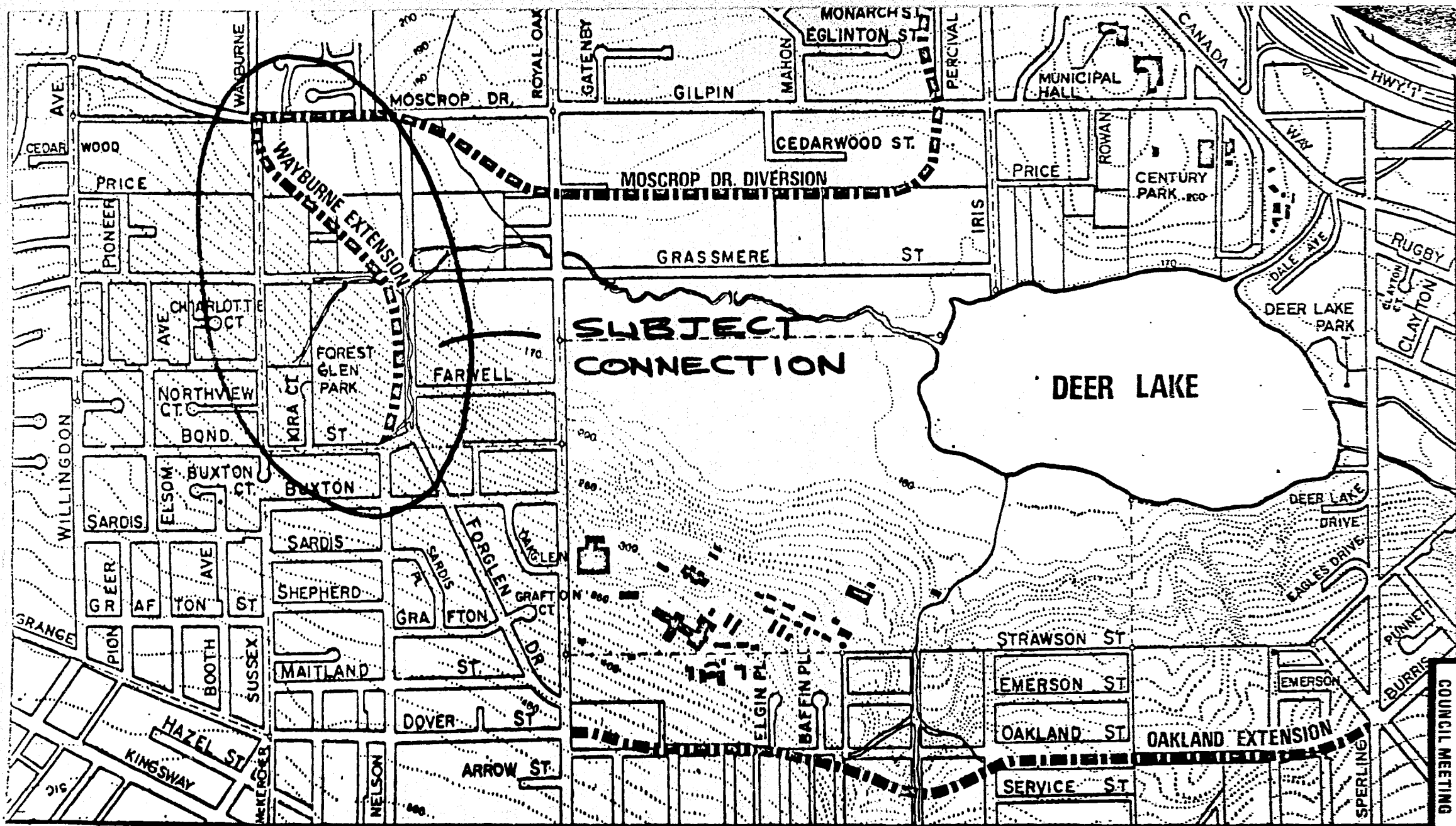
The Council has approved in principle the reports entitled "Deer Lake Development Concept" and "Burnaby Transportation Study to 1985", both of which propose development of the road connection between Wayburne Drive and Nelson Avenue.

RECOMMENDATION

THAT the Municipal Council approve the recommendation contained in the Manager's Report No.53 in THAT authority be given to undertake the preliminary survey and design work leading to the installation of services and the sale of these residential lots with the initial work to include the preliminary design and survey of the link between Nelson Avenue and Wayburne Drive, including an estimate of cost for same.

PB:ea
Attchmts.

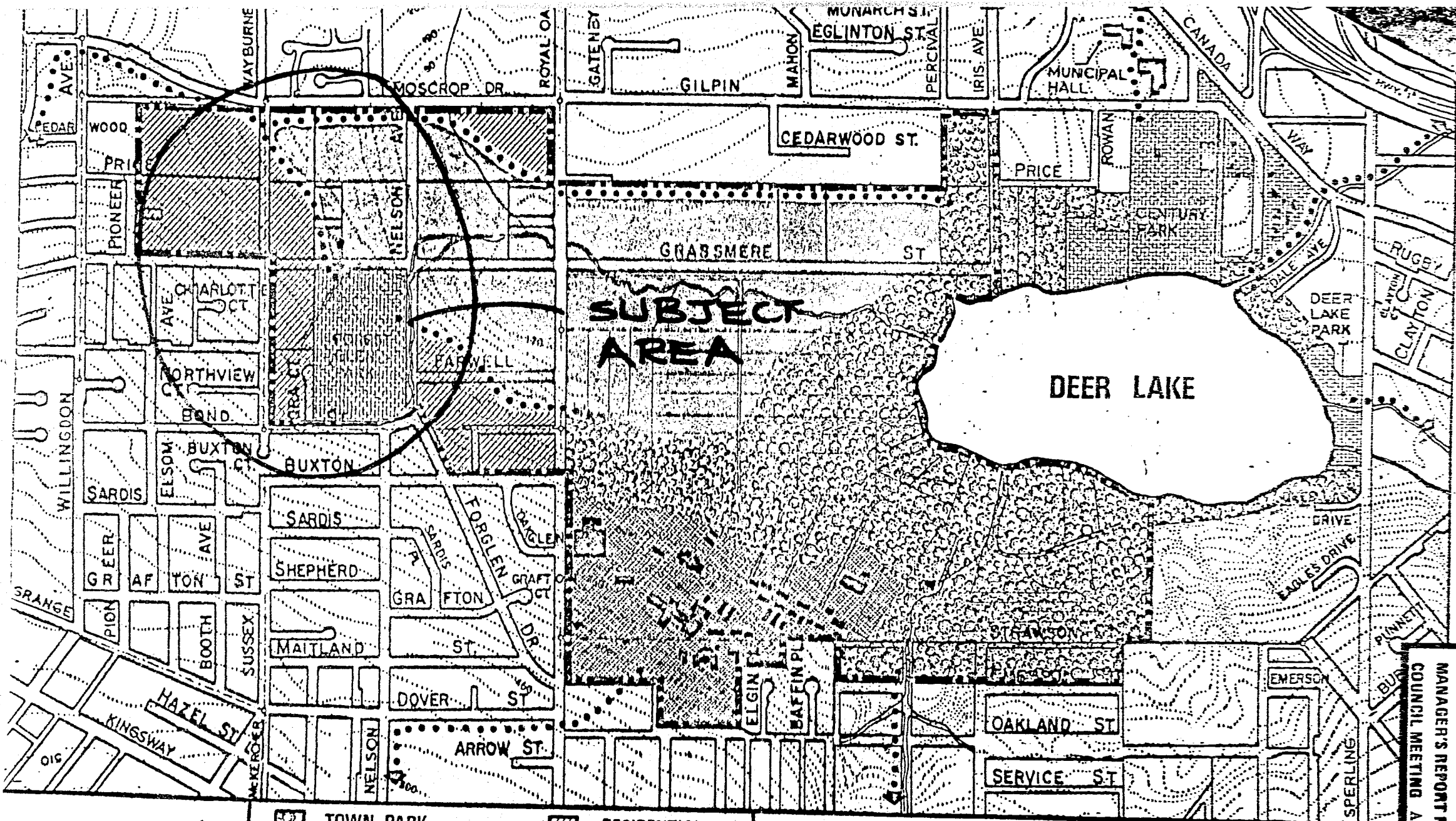

A. L. Parr,
DIRECTOR OF PLANNING



POSSIBLE NEW ROAD ALIGNMENTS (Diagrammatic)

Figure 6

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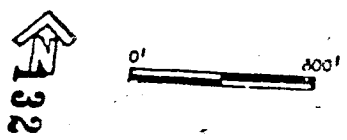


- | | | | |
|--|---------------------|--|----------------|
| | TOWN PARK | | RESIDENTIAL |
| | GOLF COURSE | | EXISTING PARKS |
| | PUBLIC/RECREATIONAL | | LINEAR PARKS |
| | | | STUDY AREA |

DEVELOPMENT PLAN CONCEPT

Figure 7

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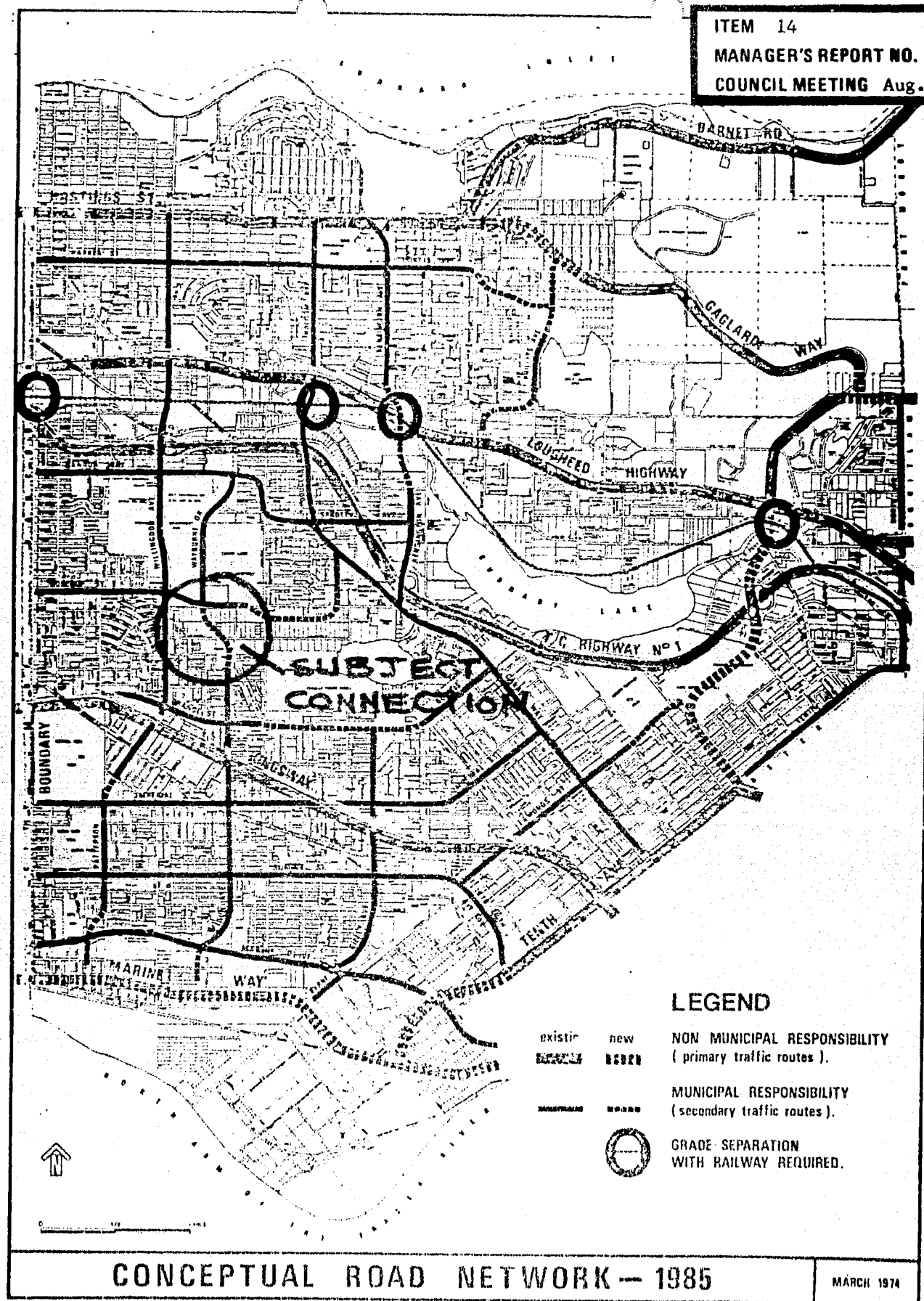


FIGURE 32