

ITEM 35

MANAGER'S REPORT NO. 61

COUNCIL MEETING Sept. 23/74

Re: Letter dated September 17, 1974 from Mr. George Young  
And a Petition regarding Property at 7496 Barnet Highway  
(Item 29, Report No. 55, August 19, 1974)

Appearing on the Agenda for the September 23, 1974 meeting of Council is a letter from Mr. George Young, and also a petition, regarding a 2.53 acre property that is located at 7496 Barnet Highway. Mr. Young in his correspondence indicates that he will be at the meeting for the purpose of addressing Council on the position that has been taken by residents in the area with respect to this property. The current status on considerations that have been made to date by Council and staff is contained in the following report from the Director of Planning.

This is for the information of Council.

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PLANNING DEPARTMENT  
SEPTEMBER 19, 1974

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
RE: PROPOSAL TO OBTAIN PRIMARY ACCESS TO PROPERTY ADDRESSED AT  
7496 BARNET HIGHWAY VIA A LANE

Appearing on the agenda for the September 23, 1974 meeting of the Municipal Council is a petition signed by the residents of the Westridge Area requesting Council to purchase the subject property for parkland or to include it in the Burnaby Mountain Conservation Area. Mr. George Young has also asked to appear as spokesman for the Westridge residents to re-state and expand their position.

We are, therefore, submitting the following report on the status of the matter.

On August 19, 1974 the Planning Department submitted a report to Council through the Municipal Manager on the subject which recommended that inasmuch as the Corporation has granted access via developed Municipal lanes in the past to properties which, because of unusual and difficult topographic limitations cannot receive access from their legal street frontage; the Planning Department recommended THAT the Council authorize the Chief Building Inspector to grant a permit for construction of dwelling in conformance with the R2 Residential Zone on the condition that the owner provide a turn-around on public right-of-way to the approval of the Municipal Engineer. Should it be necessary to dedicate lands for this turn-around, this dedication should be a condition of the issuance of the building permit.

Should the Council conclude that access to the subject parcel via the lane only, is not sufficient, then an ALTERNATIVE would be to include this property within the area designated for the Burnaby Mountain Conservation Area, and as such, the acquisition by Burnaby would be included in the report to Council which is to provide the estimated cost of acquiring private lands.

The matter was tabled by Council and was referred to the Parks and Recreation Commission for an opinion 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 Planning Director, in conjunction with the Municipal Solicitor, was directed to review the situation to determine legal means of permanently reserving the subject property to single family dwelling use and to govern the location of any proposed structure on the property and to preclude any possible future subdivision.

On August 23, 1974 the Planning Department forwarded a report to the Parks and Recreation Commission for their review.

The Parks and Recreation Commission considered this matter on September 4, 1974, at which time they received a delegation from the residents of the Westridge Area. Before making a final decision on this matter, the Commission asked the Planning staff to ascertain if it would be possible to acquire an adequate park strip at the north end of the property to provide a park link between Burnaby Mountain and the buffer strip north of Barnet Highway.

The Planning Department has prepared this report and it will be considered at the next meeting of the Parks and Recreation Commission. Upon completion of the Parks and Recreation Commission's review, the Planning Department will submit a final to Council.

This report has been submitted for the information of Council.

  
A. L. Parr  
DIRECTOR OF PLANNING

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