

Re: Proposal to Obtain Primary Access to Property Addressed at
7396 Barnet Highway Via a Lane

Following is a report from the Director of Planning regarding development of residentially zoned property at 7396 Barnet Highway.

RECOMMENDATION:

1. 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.

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PLANNING DEPARTMENT
FEBRUARY 5, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: PROPOSAL TO OBTAIN PRIMARY ACCESS TO PROPERTY ADDRESSED AT
7396 BARNET HIGHWAY VIA A LANE

BACKGROUND

The subject item has been placed before Council on several occasions during 1974. A copy of the report which was considered by Council on November 12, 1974 is attached for your information. At that time the recommendation of the Manager was adopted in that the Chief Building Inspector was authorized 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.

Council on November 18, 1974, reconsidered the motion adopted on November 12, 1974 which authorized the granting of a building permit.

On the reconsideration vote, the motion was lost.

A further motion to acquire the property by the Corporation was considered and also lost.

A motion was then moved and seconded that authorized the Land Agent to negotiate a trail system across the southern side of the property. This motion was tabled for one (1) week.

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Council, on December 2, 1974, did not lift the matter from the table for reconsideration.

EXISTING SITUATION

The owners of the subject property have now applied to the Building Department for a permit to construct a single family dwelling in conformance with the R2 Residential Zone. The plot plan which was submitted provides for a turn-around on the lane right-of-way.

The Planning Department is of the opinion that a building permit should be issued subject to certain conditions and, therefore, recommends the following.

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.



A. L. Parr
DIRECTOR OF PLANNING

PB:cw
Attchmt.

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

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MANAGER'S REPORT NO. 74

COUNCIL MEETING Nov. 12/74

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.

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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.

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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.

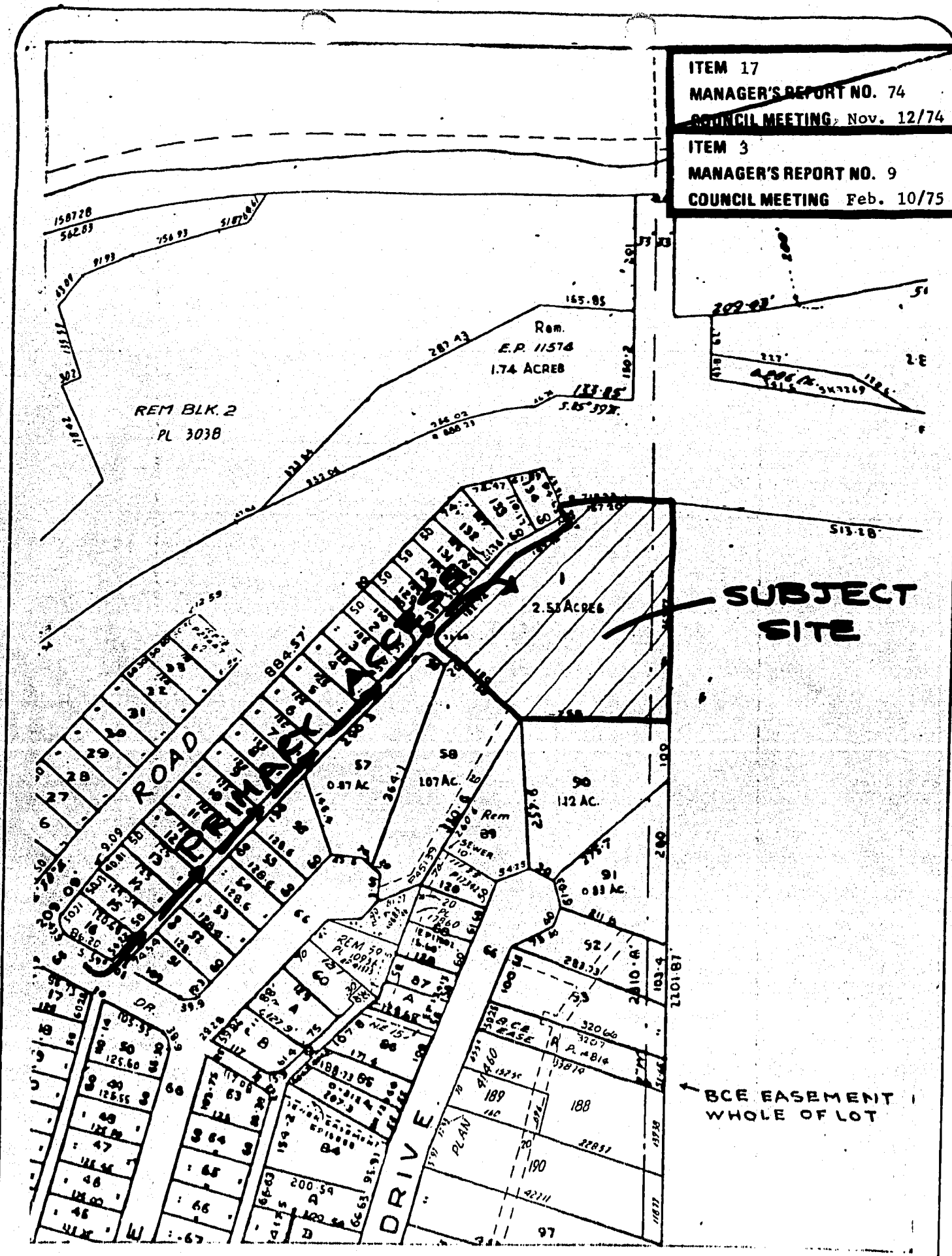
The Parks and Recreation Commission met on November 6, 1974 and, at that time, they endorsed the foregoing recommendation.

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



ITEM 17
MANAGER'S REPORT NO. 74
COUNCIL MEETING, Nov. 12/74

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Date	Burnaby Planning Department
7 Nov. 74	PROPOSAL TO OBTAIN ACCESS TO 7396 BARNET HIGHWAY SKETCH # 1
Scale	
1" = 200'	
Drawn By	109
FB	

ITEM 17

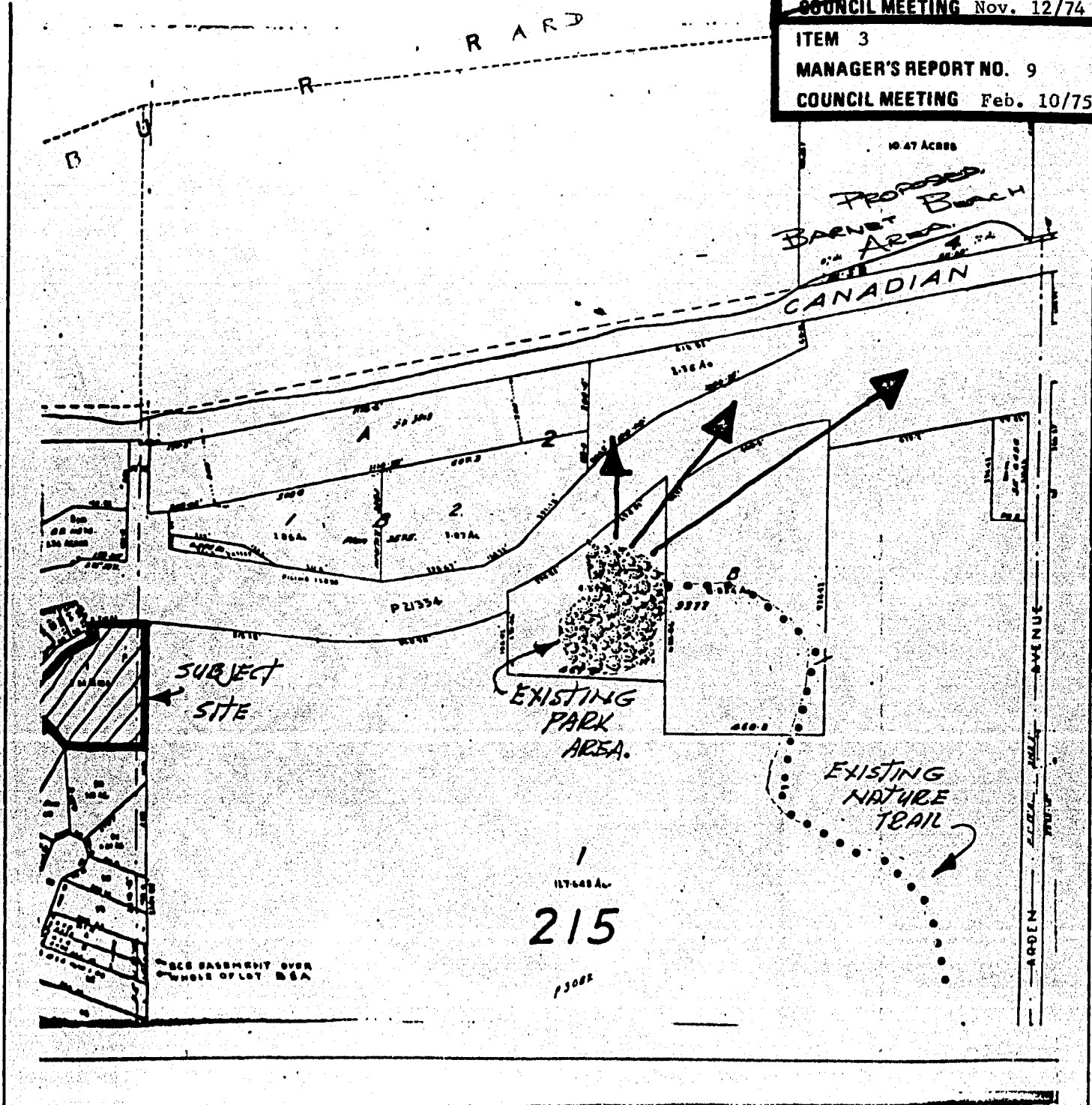
MANAGER'S REPORT NO. 74

COUNCIL MEETING Nov. 12/74

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COUNCIL MEETING Feb. 10/75



Date

7 Nov. '74

Scale

1" = 200'

Drawn By

PB

Burnaby Planning Department



PROPOSAL TO OBTAIN
ACCESS TO 7396
BARNET HIGHWAY

SKETCH # 2