

ITEM 2

MANAGER'S REPORT NO. 66

COUNCIL MEETING Oct. 20/75

Re: LETTER DATED OCTOBER 9, 1975 FROM MR. GEORGE A. PIGGOTT
P. O. BOX 82070, BURNABY
SUBDIVISION OF LANDS SITUATED AT THE NORTH-WEST CORNER OF THE
INTERSECTION OF WINSTON STREET AND PHILLIPS AVENUE
SUBDIVISION REFERENCE #146/75

Appearing on the Agenda for the October 20, 1975 meeting of Council is a request from Mr. George A. Piggott for permission to appear as a delegation for the purpose of discussing the proposed subdivision of lands at Phillips Avenue and Winston Street. Following is a report from the Approving Officer on this matter.

Because the sketch of the subdivision guide plan is oversized, it is attached to only those reports that are submitted to Council. Copies for the public are available at the Planning Department, and can be obtained upon request.

This is for the information of Council.

PLANNING DEPARTMENT
OCTOBER 15, 1975

TO: MUNICIPAL MANAGER
FROM: APPROVING OFFICER
RE: SUBDIVISION REFERENCE #146/75
SUBDIVISION OF LANDS SITUATED AT THE NORTH-WEST CORNER OF
THE INTERSECTION OF WINSTON STREET AND PHILLIPS AVENUE

BACKGROUND

The Approving Officer received an application to subdivide certain lands at the above referenced location on September 29, 1975.

This application was considered and rejected by letter on September 30, 1975. A copy of this letter is attached for Council's information.

EXISTING SITUATION


The agent for the applicant has requested to appear before Council to make a presentation concerning the proposed subdivision.

In order to fully appreciate the subdivision configuration which the Approving Officer has stated is acceptable, we have attached a copy of the subdivision guide plan for the subject area and adjacent lands.

RECOMMENDATION

THAT the Municipal Council receive this report for their information.

PB:cw
Att.


A. L. Parr
APPROVING OFFICER

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COUNCIL MEETING Oct. 20/75

294-7432

PLANNING DEPARTMENT

September 30, 1975

Mr. W. Solheim
 4647 Kingsway
 Burnaby, B.C.

Dear Mr. Solheim:

Re: SUBDIVISION REFERENCE #146/75
D.L. 44, 78, 131 & 136

We are in receipt of your application to subdivide certain lands at the north-west corner of the intersection of Winston Street and Phillips Avenue.

The subject properties are located in an R1 Residential District which provides for a low density suburban-type residential area, in which a relatively open type of development will be encouraged. The parameters for developing the subject lands include provision for an adequate setback and buffering from the Winston Street industrial collector, and the industrial lands to the west, as well as the provision of a subdivision configuration which is suited to the intent of the R1 Zoning District.

The Planning Department has prepared a subdivision guide plan for the subject area which embodies these concepts. We have attached a copy of this plan for your information.

The proposed subdivision plan which accompanied your application is not suited to the use to which it is intended, namely R1 Residential development, nor is it suited to the configuration of the land being subdivided.

I must, therefore, refuse your application for subdivision in this configuration.

If you wish to proceed on the basis of the adopted subdivision guide plan, we would request you to submit authorization forms appointing you as agent for the owners of the following lands:

7259 Winston Street
 7327 Winston Street
 7206 Edison Street

Upon receipt of these authorizations, we will advise you as to the amount of the application fee and subsequently process the application.

Yours truly,


 A. J. Farr
 APPROVING OFFICER

DB:cw
 Att.