

Re: LETTER DATED JUNE 27, 1975 FROM MESSRS. ROBERT H. COFFIN,
JOHN M. LAING AND ANDREW H. SMITH
DELINEATION OF THE BURNABY MOUNTAIN CONSERVATION AREA

Appearing on the Agenda for the July 7, 1975 meeting of Council is a letter from Messrs. Robert H. Coffin, John M. Laing and Andrew H. Smith regarding the delineation of the Burnaby Mountain Conservation Area. Following is a report from the Director of Planning on this matter.

RECOMMENDATION:

1. THAT Council reaffirm the delineation of the conservation area as shown on the attached sketch as it relates to 7262 Ridge Drive, 7268 Ridge Drive and 7327 Pandora Street.

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PLANNING DEPARTMENT
July 7, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: PETITION TO REVISE A PORTION OF
THE CONSERVATION AREA BOUNDARY

BACKGROUND

The Municipal Council, on June 23, 1975, adopted the report of the Planning Director concerning the proposed delineation of the Burnaby Mountain conservation area as submitted by the Manager. As a result the Council designated those lands shown on the attached sketch as constituting the Burnaby Mountain conservation area.

EXISTING SITUATION

Two property owners on Ridge Drive and one on Pandora Street have petitioned the Council stating their objection to the boundary as established through their properties and requesting that it be revised and set at their easterly property line.

The Planning Department is of the opinion that the boundary should remain as adopted by Council. In formulating the concept for the conservation area, an attempt was made to follow the 500 ft. contour as closely as practicable to maintain the open space landmark character of the mountain. In the case of the subject properties, the owners have contacted the Planning Department over the past several years expressing a desire to subdivide. Cognizant of the expressed desire of the owners to subdivide; the existing development in the area; and the objective of making the conservation area accessible to the public, a proposed subdivision was designed which would accomplish these goals.

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The proposed subdivision configurations for all of the lands adjacent to the conservation area embody the concept of providing a "ring road" which permits the subdivision of the lands on the low side and provides easy pedestrian access at any point in the area, for the surrounding community.

A change in the boundary of the conservation area in this vicinity will frustrate this objective by creating a subdivision which provides public parkland accessible to the private owners from their rear yards rather than to the public as a whole.

RECOMMENDATION

THAT the Council reaffirm the delineation of the conservation area as shown on the attached Sketch as it relates to 7262 Ridge Drive, 7268 Ridge Drive and 7327 Pandora Street.


A. L. Parr
DIRECTOR OF PLANNING

PB:ea

Attach.

BURNARD INLET

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