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| ITEM                 | 9          |
| MANAGER'S REPORT NO. | 39         |
| COUNCIL MEETING      | 1979 05 22 |

RE: LETTER FROM ESTELLE L. DESTREE WHICH APPEARED ON THE AGENDA FOR  
THE 1979 MAY 14 MEETING OF COUNCIL (ITEM 4c)  
SUBDIVISION REFERENCE #8/78  
LOT 4 EXC. N. 33', BLK. 4, D.L. 42, PLAN 9505

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Appearing on last week's agenda was a letter from Estelle L. Destree regarding her property on Piper Avenue.

No catch basin was installed at the end of Road 'A' because one was not required in as much as the drainage flowed along the curbs directly into a natural watercourse.

RECOMMENDATION:

1. THAT a copy of this report be sent to Estelle L. Destree, 3887 Piper Avenue, Burnaby, B.C. V5A 3B2.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1979 MAY 15  
FROM: DIRECTOR OF PLANNING  
RE: SUBDIVISION REFERENCE #8/78  
LOT 4 EXC. N.33', BLK. 4, D.L. 42, PLAN 9505

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RECOMMENDATION:

1. THAT this report be received for the information of Council.

REPORT

The attached correspondence from Estelle Destree appeared on the agenda for the Council meeting held on 1979 May 14. As was indicated on the agenda, the Planning Department would report as follows.

On 1978 January 27, the Planning Department received an application from Jacobson Andersen Realty Ltd. (then the agent acting on behalf of Ms. Destree) for subdivision of the subject property. In accordance with the overall guide plan for the area (see attached Sketch #1), the attached Sketch #2 was prepared and the application was circulated to various departments for comments and a preliminary servicing estimate. The westerly portion of Road 'A' was required to be constructed to Municipal standards and the necessary water, sanitary sewer and storm sewer works were also required. Easements would be necessary to protect facilities to be installed as shown. All requirements were standard in accordance with the Subdivision Control By-law. Tentative Approval of subdivision was granted to the applicant on 1978 April 25. The preliminary servicing costs, as provided by the Municipal Engineer, at that time, were \$40,600 plus \$350 for a water connection. Subsequently, we received direction that United Realty Ltd. was taking over as the agent, and Tentative Approval of subdivision was again issued on 1978 September 27. The preliminary servicing costs remained unchanged. Subsequently, we received direction that Ms. Destree no longer employed that company as her agent and that she wished to continue pursuing the subdivision. Accordingly, we

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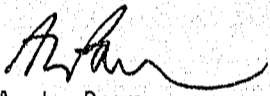
re-issued Tentative Approval of subdivision to her on 1979 January 24. The preliminary servicing costs were increased to \$42,100 plus \$350 for the water connection. We are in the process of extending that Tentative Approval as requested by Ms. Destree for a further three months. The last servicing estimate will still be in effect.

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The preliminary estimate is approximate only and is provided as a guide. The actual servicing costs are dependent upon the submission of the detailed engineering design drawings which require the approval of the Municipal Engineer and are also dependent upon the contracted value of the work. As well, preliminary sketches of layout for services and easements are tentative only and are subject to revision at the time when detailed engineering plans are prepared.

The Municipal Engineering Department have provided us with the following information in answer to the questions regarding the drainage. When a portion of Road 'A' was constructed, the road drainage continued to be directed to the west which then connected into an existing natural watercourse system which flows in a southerly direction. A portion of this watercourse cuts through the western portion of the subject property and then runs in an easterly direction along the southern boundary of the property. When the property to the south was subdivided, an inlet structure was provided and an easement granted to the Corporation. The drainage was then directed into the storm sewer system on Piper Avenue. It appears as though the drainage to which Ms. Destree refers is historical and part of a larger natural watercourse system. In the matter of the filling, the Engineering Department has not issued any permits for filling in that area, although there may have been filling in conjunction with the issuance of building permits. Their field inspection and office records do not indicate that any filling has changed the natural watercourse.

In conclusion, the Planning Department would advise that Ms. Destree may sell her property as one existing lot, or may subdivide in accordance with the standard Municipal servicing requirements. A triplex is not permitted under the R1 Residential Zoning District regulations.

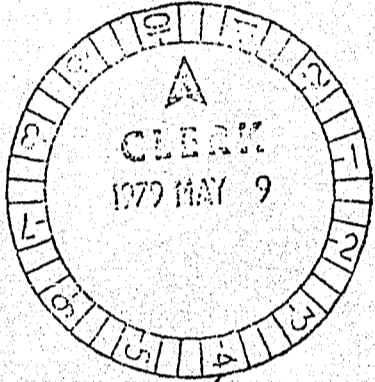
  
A. L. Parr,  
DIRECTOR OF PLANNING

CW:ad  
Atts.  
cc: Municipal Engineer

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CORRESPONDENCE AND PETITIONS  
 Regular Council Meeting  
 1979 May 14

3887 Pipin Ave,  
 Burnaby B.C.  
 V5A 3B2  
 May 8/77



Mr Mayor  
 - Council:

Dear Sirs - madam,

I wish for a start to protect the development costs relative to the three lots comprising my property, some \$43,000 and steadily increasing. The file number for the plans are: SD. 8178 DL. 42 Lot 4 N<sup>1</sup>/<sub>2</sub> E N 33' PLAN 9505 ZONE 1.

This property has been steadily downgraded in the last six or seven years because of land fills on properties adjacent to it, so that now it is a catch basin for said properties.

across the street (1) structures the plan) a fill was put in, a drainage canal built, a road put in without a catch basin resulting in the surface drainage from above property draining on my land. So that since a land fill was put in diverting the drainage of water at the bottom of my land from its natural course, where it originally

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CORRESPONDENCE AND PETITIONS  
 Regular Council Meeting  
 1979 May 14

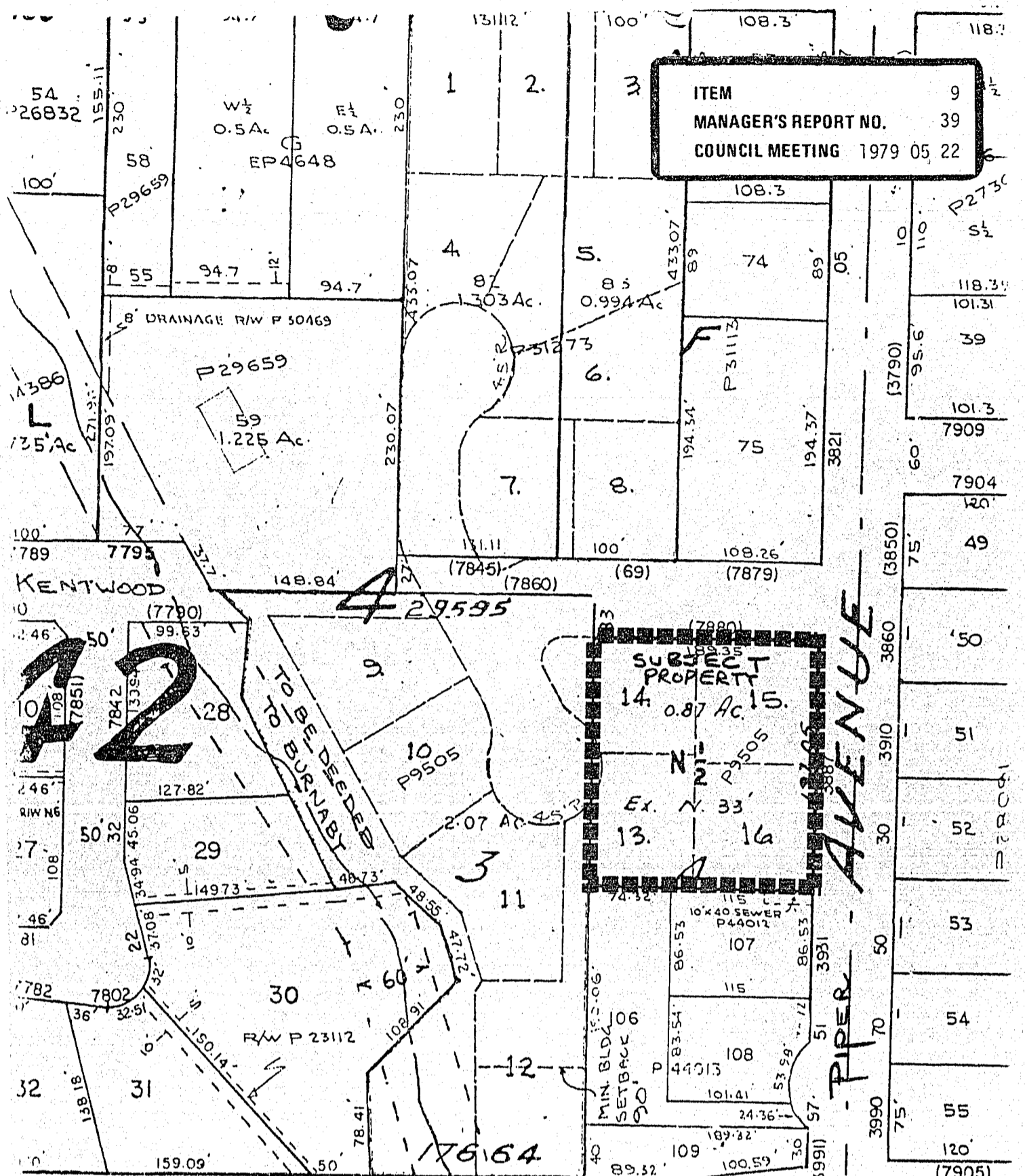
emptied on Winston Street.  
 The drainage water now flows  
 along the southern boundary of my  
 land to empty into the storm  
 sewer on Piper Ave.  
 Both houses south of me and the  
 one west, drain their land on  
 my property.  
 It would seem to me that after  
 paying taxes on this property for  
 some twenty seven (27) years, that  
 some arrangement could be arrived  
 at whereby I could sell and upgrade  
 my standard of living.  
 I have had several prospective buyers,  
 but after they have visited the  
 municipal hall, I never hear from  
 them again.  
 I would appreciate it very much  
 if the council would review the  
 development plan now in  
 existence, and allow me to sell for  
 a one home development, or possibly  
 a duplex with an easement to  
 the property for the development  
 of the drainage now north of me.

Respectfully

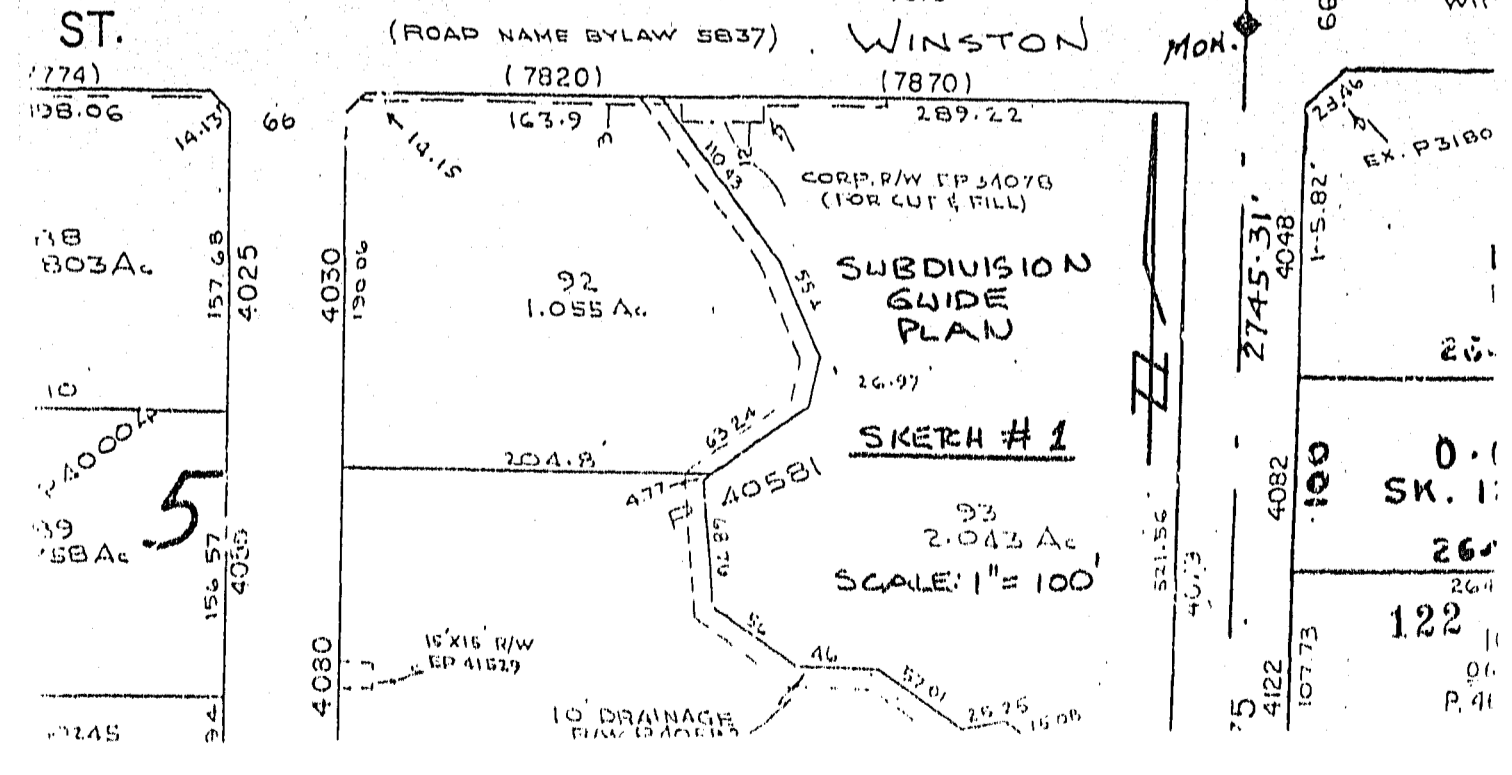
(ESTELLE L. DESTREE)

-AGENDA 1979 05 14  
 -COPY-MANAGER

-ENGINEER (FOR REPORT)  
 -PLANNER (FOR REPORT)



ITEM 9  
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 COUNCIL MEETING 1979 05 22



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 SK. 1  
 26  
 122  
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 P. 41

D.L. 42

S.D. 8/78

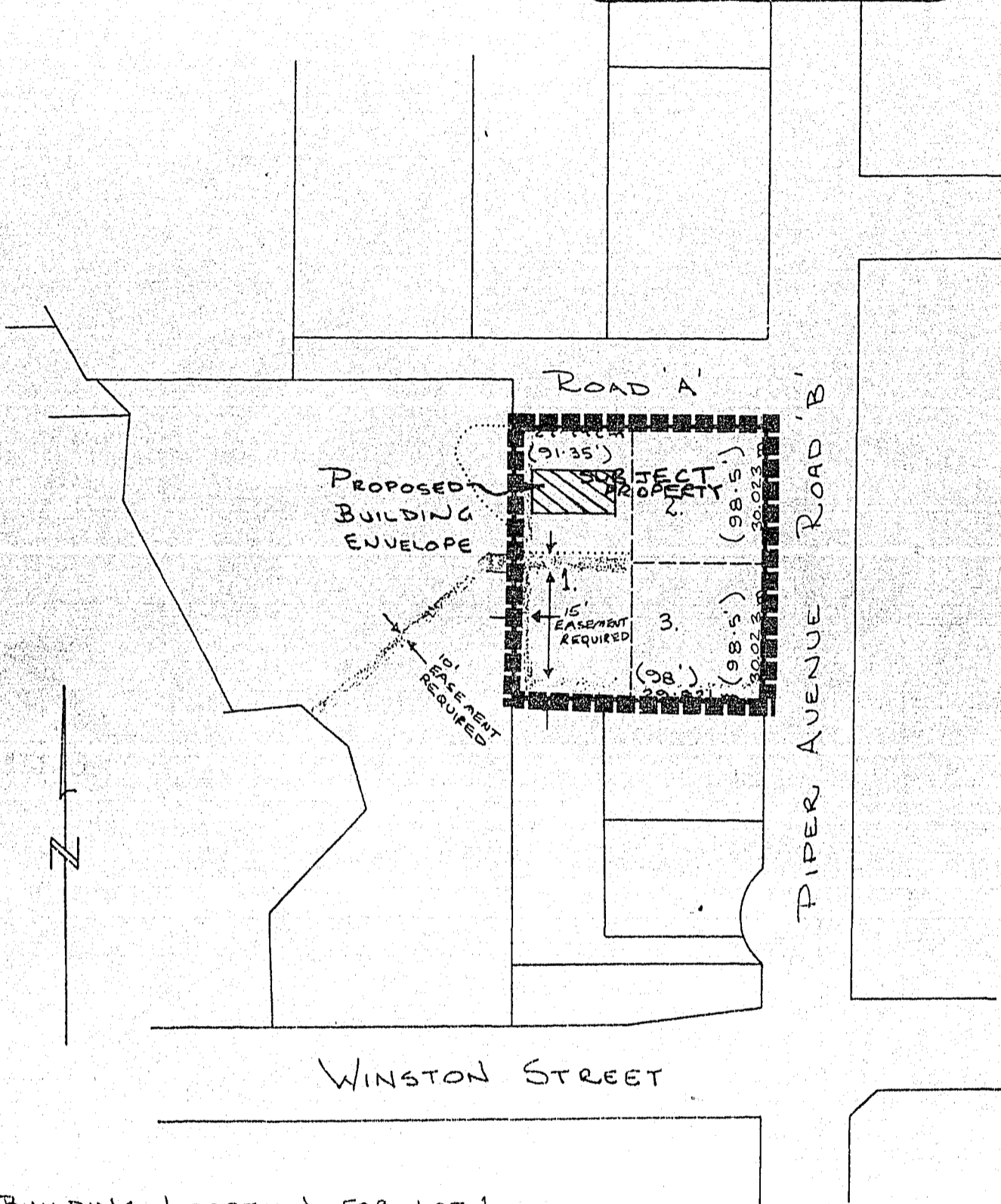
123

LOT 4, N $\frac{1}{2}$  EX N. 33'

ZONING R1

PLAN 9505

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- 1) BUILDING LOCATION FOR LOT 1 MUST CONFORM TO EVENTUAL SUBDIVISION PATTERN SHOWN IN DOTTED LINE. IE. MAXIMUM REAR BUILDING LINE WOULD BE 60' FROM ROAD 'A'.

SCALE 1" = 100'  
FEB '77 H.R.

SKETCH #2

- 2) PLOT PLAN READ FOR EXISTING HOUSE ON LOT 2 AND BUILDINGS