

ITEM	5
MANAGER'S REPORT NO.	81
COUNCIL MEETING	1979 11 26

RE: SUBMISSION FROM THE OWNERS OF STRATA PLAN NW 655  
VILLAGE DEL PONTE - PROPOSED COMMERCIAL/INDUSTRIAL FACILITY  
ROCHESTER STREET/NORTH ROAD, COMMUNITY PLAN AREA "H"  
REZONING REFERENCE #32/79

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Following is a report from the Director of Planning regarding Rezoning Reference #32/79.

RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER 1979 NOVEMBER 21  
FROM: DIRECTOR OF PLANNING  
SUBJECT: SUBMISSION OF THE OWNERS OF STRATA PLAN NW 655  
VILLAGE DEL PONTE - PROPOSED COMMERCIAL/INDUSTRIAL FACILITY  
ROCHESTER STREET/NORTH ROAD, COMMUNITY PLAN AREA "H"  
REZONING REFERENCE #32/79

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RECOMMENDATION

1. THAT a copy of this report be sent to the Chairman, Owners of Strata Plan NW 655, 9964 Millburn Court, Burnaby.

REPORT

At the Public Hearing scheduled for this rezoning proposal on 1979 November 20, a submission was made by the Village Del Ponte Strata Corporation, a town-house project located north of this subject site. There is general concurrence with the submission of the Village del Ponte strata corporation. This report addresses itself in particular to the conclusions of the residents outlined in Sections 4(i) and 4(ii) and 4(iii) of their submission dated 1979 November 17.

Section 4(i)

In clarification, established prerequisites including prerequisite (h) are subject requirements of the Final Adoption of the rezoning by-law and not of the Second Reading as suggested. Should any meeting be required with the Ministry of Transportation, Communications, and Highways, the Planning Department would endeavour to communicate the concerns and reservations of the Village del Ponte residents as requested. It is the intention that the applicant's engineering consultant will be requested to pursue an intersection design at Rochester Street and North Road towards an optimum solution which will entail median and other turning movement accommodations. Any final solution is also subject to the approval of the Ministry of Transportation, Communications, and Highways and the District of Coquitlam since North Road serves as the boundary between Burnaby and Coquitlam. In this design process,

.../2

SUBMISSION OF THE OWNERS OF STRATA  
PLAN NW 655 - VILLAGE DEL PONTE  
1979 NOVEMBER 21.....PAGE TWO

ITEM	5
MANAGER'S REPORT NO.	81
COUNCIL MEETING	1979 11 26

119

the Village del Ponte strata corporation will be given the opportunity to comment on the proposed intersection solution. A finalized intersection design would be established prior to Final Adoption of the rezoning by-law.

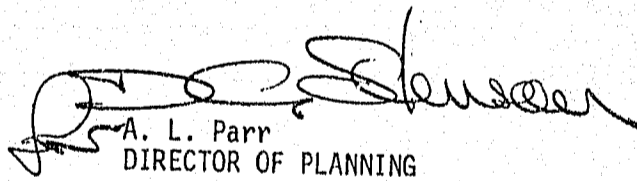
Section 4(ii)

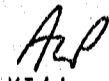
The developer of this project has confirmed that he is willing to improve portions of the park strip between his site and the Village del Ponte site in a manner consistent with his discussions with the Village del Ponte strata corporation. Such landscape improvements would also be subject to the approval of the Parks and Recreation Department. These improvements would be ensured through the deposit of an appropriate Letter of Credit (prerequisite (b)) and through the required approval of the suitable plan of development (prerequisite (a)).

Section 4(iii)

The ultimate maintenance of the Park Strip which is Municipally owned property lies within the jurisdiction and responsibility of the Parks and Recreation Department. However, it is noted that the park strip is not intended to function as a developed high use park area but as a natural buffer area and park/trail link; and the level of maintenance by the Parks and Recreation Department should be commensurate with this function. The Planning Department will arrange for a meeting of representatives of the Parks and Recreation Department, the Village del Ponte strata corporation, and the developer of this project in order to assist in the coordination of any further landscape work within the park strip and the determination of an appropriate maintenance arrangement.

This is for the information of Council.

  
A. L. Parr  
DIRECTOR OF PLANNING

  
KI/ds

cc Parks and Recreation  
Administrator