

ITEM	6
MANAGER'S REPORT NO.	73
COUNCIL MEETING	1979 10 29

RE: LETTER FROM MR. RICHARD W. AND MRS. RUBY O. BEST
14975 SWALLOW DRIVE, SURREY, B.C. V3R 4W9
SUBDIVISION REFERENCE #109/78
LOTS 139 & 136, D.L. 15, PLAN 50979
(ITEM 10, REPORT NO. 51, 1979 JULY 30)
(ITEM 22, REPORT NO. 53, 1979 AUGUST 13)

Appearing on the agenda for the 1979 October 29 meeting of Council is a letter regarding the status of Subdivision Reference #109/78. Following is a report from the Approving Officer on this matter.

Attached for the convenient reference of Council are previous reports that were received on 1979 July 30 and 1979 August 13 (Item 10, No. 51 and Item 22, No. 53 respectively).

RECOMMENDATION:

1. THAT the recommendation of the Approving Officer be adopted.

* * * * *

TO: MUNICIPAL MANAGER 1979 OCTOBER 23
FROM: APPROVING OFFICER
SUBJECT: SUBDIVISION REFERENCE #109/78
Lots 139 & 136, D.L. 15, Plan 50979

RECOMMENDATION:

1. THAT Mr. & Mrs. Best, 14975 Swallow Drive, Surrey, B.C. be sent a copy of this report.

REPORT

Appearing on the Council agenda of 1979 October 29 is a letter from Mr. and Mrs. R. W. Best regarding the subject properties.

The Planning Department has circulated the subdivision application to various departments for review and comments. To date, we have not issued Tentative Approval of subdivision since all reviews have not been completed.

The proposed road will be for local residential purposes only and its entrance on to Norcrest Court, where it abuts Lot 135, would be designed to follow the existing topographical grades as much as possible within the terms of good engineering design. The bridge required to cross the creek is to be kept as simple as possible. We do not anticipate that the bridge will extend any further eastward than is necessary. It is also noted that the width of the property available for road right-of-way purposes is wider than usual (approximately 75 feet) thereby permitting increased separation between the subject 28 foot wide local road and adjacent properties.

On 1979 August 20 Council, as a result of a thorough planning process and extensive public discussions, adopted a Comprehensive Transportation Plan for Burnaby which recognized the Broadway Extension as a "primary arterial" route which would have an intermunicipal role to play. As outlined in a previous report of 1979 July 20 to Council, the traffic from the proposed site which is located within the Lyndhurst neighbourhood would be residentially generated and suited to the surrounding R2 Residential Zoning District area. It is reiterated that direct access to Broadway is precluded on the basis that this section of Broadway is a primary arterial,

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and, in addition, the future upgraded elevation of Broadway with the need for extensive fill slopes will physically not accommodate appropriate access to a small group of residential lots on the subject site. The adopted Comprehensive Transportation Plan outlines a hierarchical classification of roads to be established as a basis for defining the functional, spacing, and continuity aspects of a conceptual road plan for the Municipality. The attached sketch taken from the policy report indicates that the proposed local subdivision road and the Broadway Extension, a primary arterial, are each on the opposite extremes of the road hierarchy.

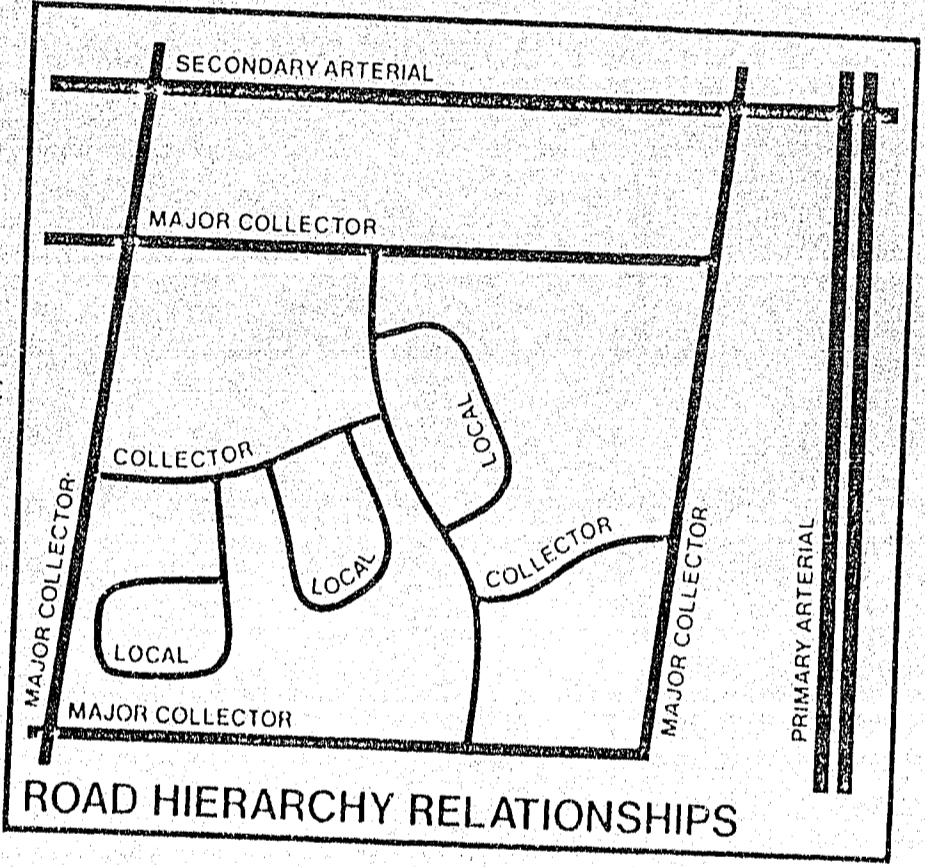
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A letter granting Tentative Approval for subdivision in compliance with the existing Residential District (R2) zone and outlining all necessary requirements will be released once all subdivision reviews have been completed.


A. L. Parr
APPROVING OFFICER

CW:KI:st
Att.
cc: Municipal Engineer

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Re: PETITION FROM MR. KENNETH COX
2495 NORCREST COURT
BURNABY, B.C. V3J 1C7
SUBDIVISION REFERENCE #109/78
LOTS 139 AND 136, D.L. 15, PLAN 50979

ITEM 10
MANAGER'S REPORT NO. 51
COUNCIL MEETING 1979 07 30

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Appearing on the agenda for the 1979 July 30 meeting of Council is a petition from Mr. Kenneth Cox and other residents of Norcrest Court regarding Subdivision Reference #109/78. Following is a report from the Approving Officer on this matter.

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RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. Kenneth Cox and the other petitioners.

* * * * *

TO: MUNICIPAL MANAGER
FROM: APPROVING OFFICER
RE: SUBDIVISION REFERENCE #109/78
Lots 139 and 136, D.L. 15, Plan 50979

1979 JULY 20

RECOMMENDATION:

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

REPORT

Appearing on the Council agenda is a letter of objection from Mr. Cox, together with a petition signed by residents on Norcrest Court. The property in question is located south of Broadway and west of Norcrest Court as shown on the attached Sketch #1.

The property is currently zoned R2 Residential thereby permitting the creation of single family lots. The Planning Department is currently reviewing the application made by Allen Contracting Ltd. for subdivision and, as a result, have designed the preliminary layout which is still under discussion.

The traffic from the proposed site which is located within the Lyndhurst neighbourhood would be residentially generated and suited to the surrounding R2 Residential Zoning District area. As yet, it has not been determined which method shall be used for road support where it will cross the Creek. Direct access to Broadway is precluded on the basis that this section of Broadway is a primary arterial and, in addition, the future upgraded elevation of Broadway with the associated extensive fill slopes will physically not accommodate access to a small group of residential lots on the subject site.

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Fifteen lots were subdivided off the subject property in the past few years as a first phase and the owner has been advised to retain an appropriate lot which would permit access to the western portion of his site in conjunction with the subdivision of the western portion.

Consistent with the current Park Acquisition Program, only a portion of the property is required for the continuation of the trail system as shown on the attached Sketch #2. Therefore, any area over and above this requirement is redundant for park purposes.

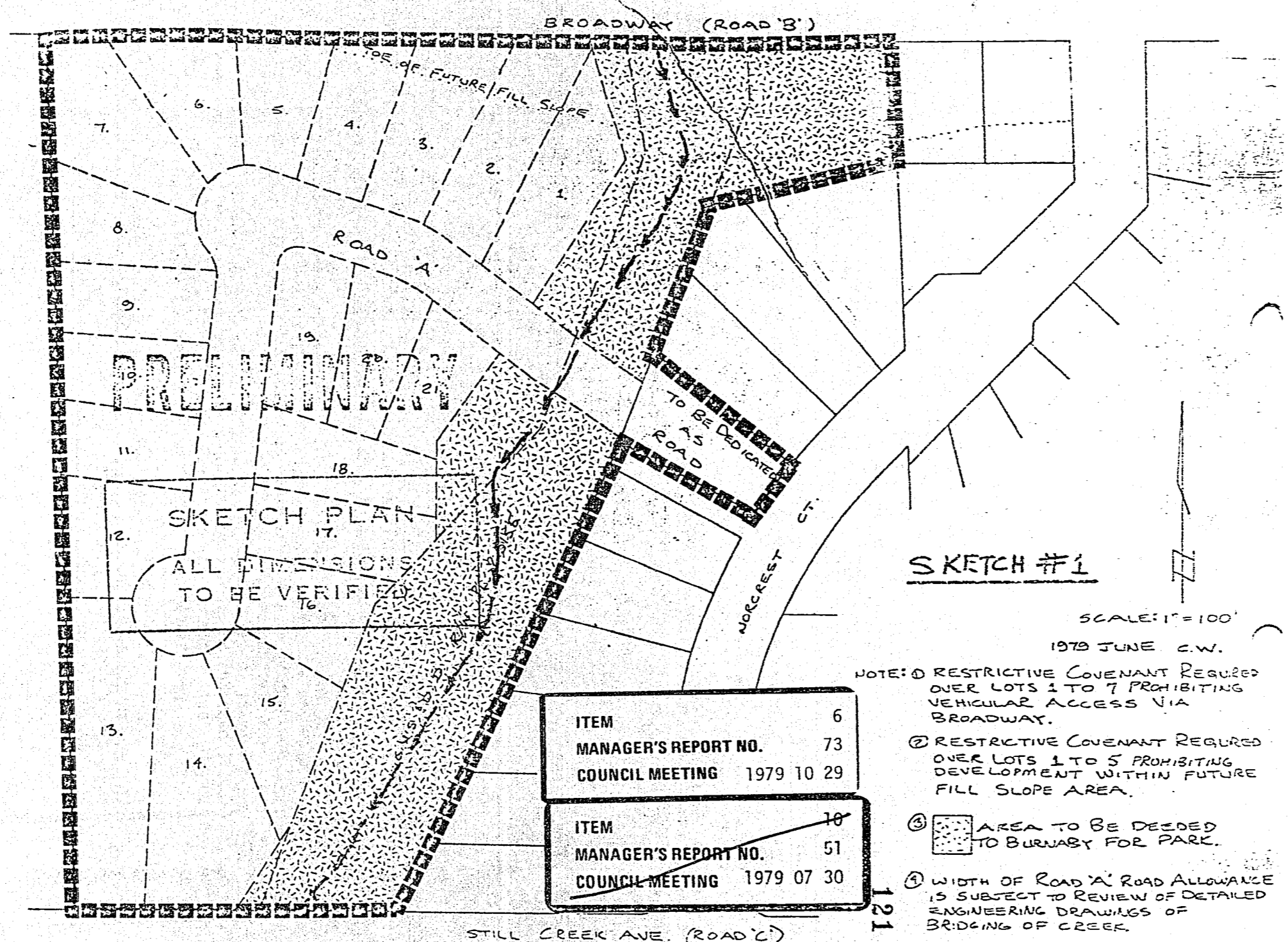
The sub-spacing of Norcrest Court at Broadway has always been included in the overall subdivision guide plan for the area. The timing of the closure is dependent upon the phasing of the upgraded standard for Broadway or the initiation of the closure by the local residents', whichever comes first. The addition of residential traffic from the subject property will not place a burden on Norcrest Court as the increase will only be marginal and is at a scale compatible with the single family dwelling nature of the area.

A public hearing is not required in order to gain approval of a subdivision on appropriately zoned land.

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A. L. Parr
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APPROVING OFFICER

CW/KI/st
Atts.



PRELIMINARY

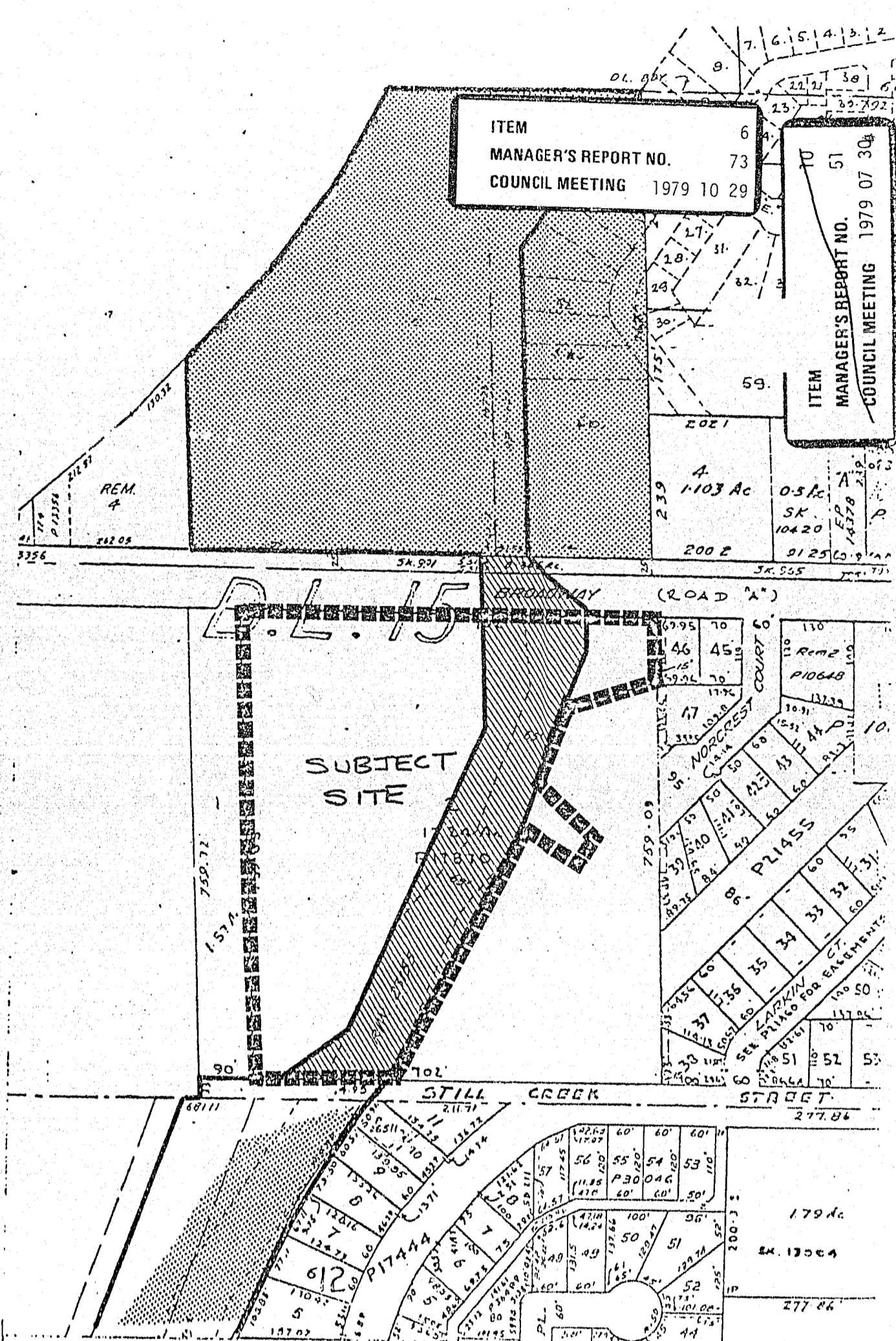
SKETCH PLAN
ALL DIMENSIONS
TO BE VERIFIED

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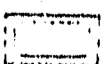
ITEM	10
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- SCALE: 1" = 100'
1979 JUNE C.W.
- NOTE: ① RESTRICTIVE COVENANT REQUIRED OVER LOTS 1 TO 7 PROHIBITING VEHICULAR ACCESS VIA BROADWAY.
- ② RESTRICTIVE COVENANT REQUIRED OVER LOTS 1 TO 5 PROHIBITING DEVELOPMENT WITHIN FUTURE FILL SLOPE AREA.
- ③ AREA TO BE DECIDED TO BURNABY FOR PARK.
- ④ WIDTH OF ROAD 'A' ROAD ALLOWANCE IS SUBJECT TO REVIEW OF DETAILED ENGINEERING DRAWINGS OF BRIDGING OF CREEK.

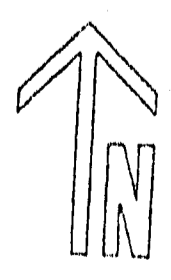
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STONEY CREEK TRAIL SYSTEM

-  Proposed Acquisition
-  Existing Park and/or Municipal Property
-  Proposed Park Area

SKETCH #2



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March ()

Scale 1" = 200'

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ITEM	22
MANAGER'S REPORT NO.	53
COUNCIL MEETING	1979 08 13

Re: PETITION FROM MR. KENNETH COX
 2495 NORCREST COURT
 BURNABY, B.C. V3J 1C7
 SUBDIVISION REFERENCE #109/78
 LOTS 139 AND 136, D.L. 15, PLAN 50979

Appearing on the agenda for the 1979 July 30 meeting of Council is a petition from Mr. Kenneth Cox and other residents of Norcrest Court regarding Subdivision Reference #109/78. Following is a report from the Approving Officer on this matter.

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. Kenneth Cox and the other petitioners.

* * * * *

TO: MUNICIPAL MANAGER
 FROM: APPROVING OFFICER
 RE: SUBDIVISION REFERENCE #109/78
 Lots 139 and 136, D.L. 15, Plan 50979

1979 JULY 20

RECOMMENDATION:

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

REPORT

Appearing on the Council agenda is a letter of objection from Mr. Cox, together with a petition signed by residents on Norcrest Court. The property in question is located south of Broadway and west of Norcrest Court as shown on the attached Sketch #1.

The property is currently zoned R2 Residential thereby permitting the creation of single family lots. The Planning Department is currently reviewing the application made by Allen Contracting Ltd. for subdivision and, as a result, have designed the preliminary layout which is still under discussion.

The traffic from the proposed site which is located within the Lyndhurst neighbourhood would be residentially generated and suited to the surrounding R2 Residential Zoning District area. As yet, it has not been determined which method shall be used for road support where it will cross the Creek. Direct access to Broadway is precluded on the basis that this section of Broadway is a primary arterial and, in addition, the future upgraded elevation of Broadway with the need for extensive fill slopes will physically not accommodate appropriate access to a small group of residential lots on the subject site.

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MANAGER'S REPORT NO. 63
COUNCIL MEETING 1979 08 13

RE: LETTER FROM RICHARD W. AND RUBY O. BEST
14975 SWALLOW DRIVE, SURREY, B.C. V3R 4W9
SUBDIVISION REFERENCE #109/78
LOTS 139 AND 136, D.L. 15, PLAN 50979
(ITEM 10, REPORT NO. 51, 1979 JULY 30)

Appearing on the agenda for the 1979 August 13 meeting of Council is a letter from Richard W. and Ruby O. Best regarding Subdivision Reference #109/78. Following is a report from the Approving Officer on this matter.

RECOMMENDATION:

1. THAT the recommendation of the Approving Officer be adopted.

* * * * *

TO: MUNICIPAL MANAGER

1979 AUGUST 08

FROM: APPROVING OFFICER

RE: SUBDIVISION REFERENCE #109/78
9650 BROADWAY AND 2535 NORCREST COURT
LOTS 139 AND 136, D.L. 15, PLAN 50979
ITEM NO. 10, MANAGER'S REPORT NO. 51, COUNCIL MEETING 1979 07 30

RECOMMENDATION:

1. THAT a copy of this report and a copy of the above referenced report be sent to R.W. and R.O. Best, 14975 Swallow Drive, Surrey, B.C. V3R 4W9.

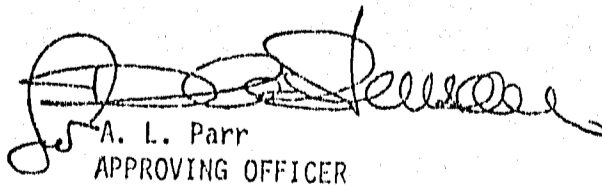
REPORT

Appearing on the Council agenda is a letter of objection from R.W. and R.O. Best.

Council, on 1979 July 30, received the attached report in response to similar objections raised by residents on Norcrest Court.

The Planning Department would confirm that during the first phase of subdivision, the owner was advised to retain an appropriate lot which would permit access from Norcrest Court to the western portion of his site should he wish to subdivide the western portion. This would necessitate the dedication of all or a portion of the lot for road allowance in accordance with Municipal regulations. Under the preliminary configuration, which

is still under discussion, Lots 135 and 137 which are on either side of the proposed road dedication (see attached sketch) will not become non-conforming should the subdivision proceed. As was stated in our previous report, direct access to Broadway is precluded based on its function and its future upgraded elevation.


A. L. Parr
APPROVING OFFICER

CW/st
Atts.

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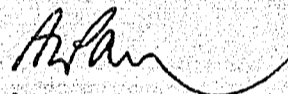
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Fifteen lots were subdivided off the subject property in the past few years as a first phase and the owner has been advised to retain an appropriate lot which would permit access to the western portion of his site in conjunction with the subdivision of the western portion.

Consistent with the current Park Acquisition Program, only a portion of the property is required for the continuation of the trail system as shown on the attached Sketch #2. Therefore, any area over and above this requirement is redundant for park purposes.

The cul-de-sac of Norcrest Court at Broadway has always been included in the overall subdivision guide plan for the area. The timing of the closure is dependent upon the phasing of the upgraded standard for Broadway or the initiation of the closure by the local residents', whichever comes first. The addition of residential traffic from the subject property will not place a burden on Norcrest Court as the increase will only be marginal and is at a scale compatible with the single family dwelling nature of the area.

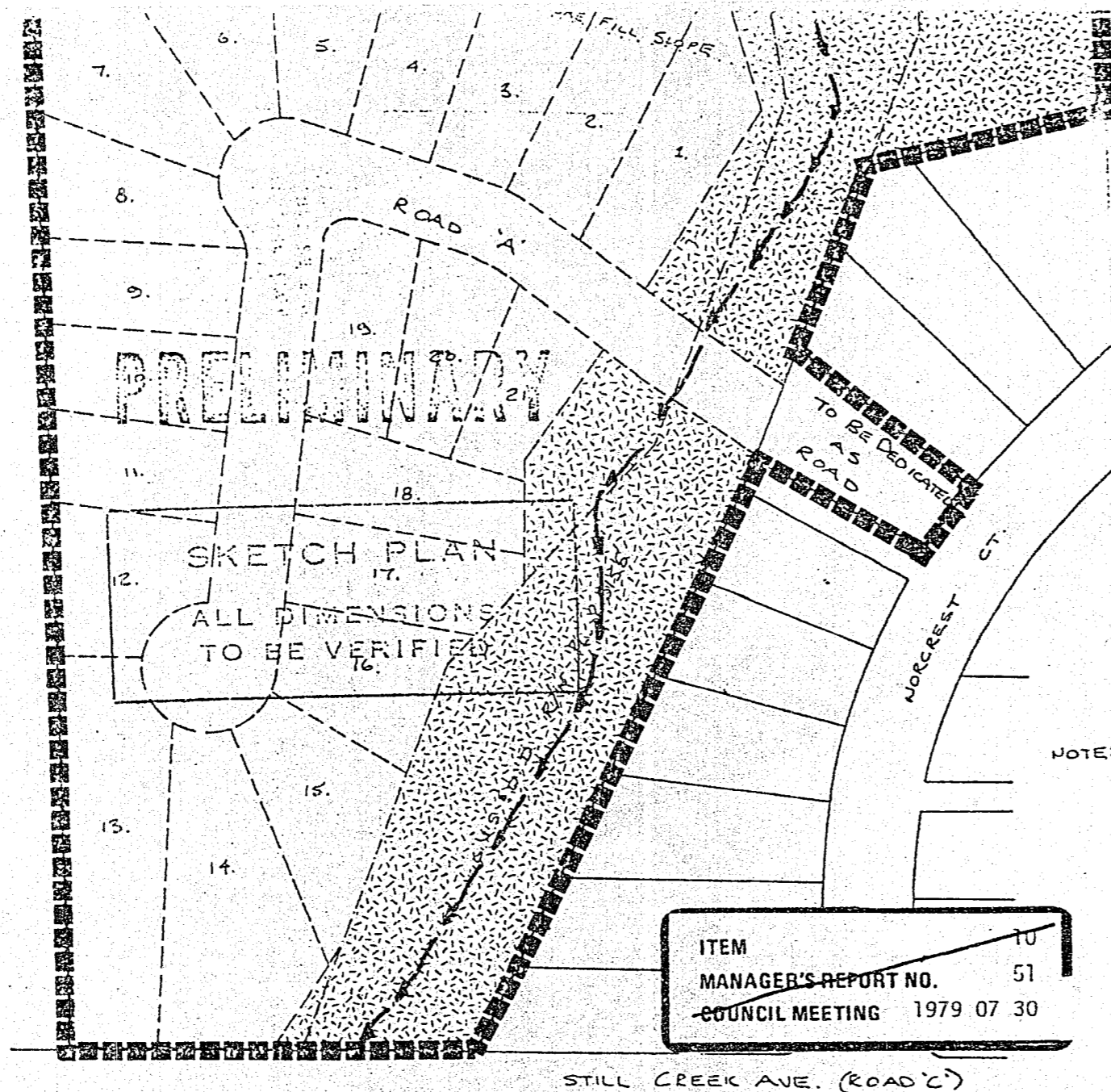
A public hearing is not required in order to gain approval of a subdivision on appropriately zoned land.



A. L. Parr
APPROVING OFFICER

CW/KI/st
Atts.

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SKETCH #1

SCALE: 1" = 100'

1979 JUNE C.W.

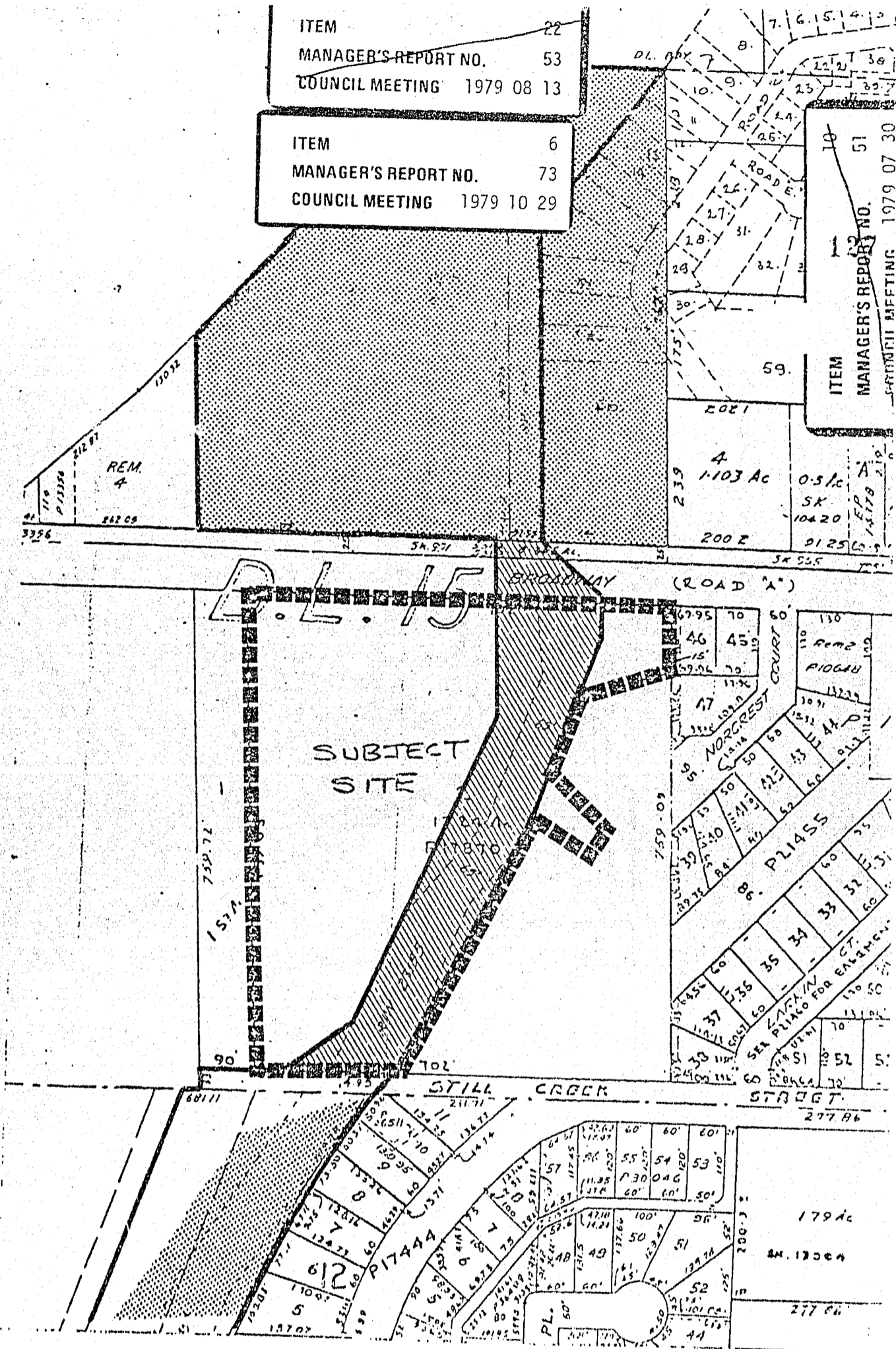
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- ③  AREA TO BE DEEDED TO BURNABY FOR PARK.
- ④ WIDTH OF ROAD 'A' ROAD ALLOWANCE IS SUBJECT TO REVIEW OF DETAILED ENGINEERING DRAWINGS OF BRIDGING OF CREEK.

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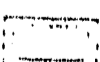
ITEM 22
 MANAGER'S REPORT NO. 53
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 COUNCIL MEETING 1979 07 30



STONEY CREEK TRAIL SYSTEM

-  Proposed Acquisition
-  Existing Park and/or Municipal Property
-  Proposed Park Area

SKETCH #2



March, 1972.

Scale: 1" = 200'