

RE: SUBDIVISION OF CORPORATION LANDS ADJACENT  
TO SUBDIVISION REFERENCE #52/78 - D.L. 138

ITEM	17
MANAGER'S REPORT NO.	34
COUNCIL MEETING	1979 04 30

Following is a report from the Director of Planning dated 1979 April 23 regarding the above.

RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
RE: SUBDIVISION OF CORPORATION LANDS ADJACENT  
TO SUBDIVISION REFERENCE #52/78 - D.L. 138

IN CAMERA  
1979 APRIL 23

RECOMMENDATION:

1. THAT Council authorize Municipal staff to initiate the servicing and subdivision of the Corporation lands shown on the attached sketch, with the subsequent sale of individual lots by public tender.

REPORT

New Horizon Investments Ltd. is working to complete the requirements of their subdivision (Subdivision Reference #52/78) adjacent to the Corporation lands (see attached sketch). The subdivision has recently been registered, and the servicing works should be completed in September of this year.

The Planning Department, in examining the needs of the general area, holds the opinion that it is timely to subdivide the Municipal holdings, either by developing them ourselves, or by making the raw land available for sale in order to permit its development to take place in conjunction with the private subdivision to the north. The completion of the road pattern in this area will ensure that access is obtained either from the south or the north depending upon traffic origin, and overcome the concerns of the area residents regarding access to the area during winter due to steep grades.

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The Legal and Lands Department has advised that market conditions in this area will be favourable with the completion of the private subdivision. Community services are readily available due to the proximity of the Burnaby Mountain Conservation Area, the Burnaby Mountain Golf Course, Simon Fraser University, and several local schools and parks.

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The properties are currently zoned A2 Small Holdings and will have to be re-zoned to R2 Residential in order to permit subdivision to take place. Following the provision of preliminary servicing estimates provided by the Municipal Engineer, the Municipal Solicitor has prepared the attached appraisal.

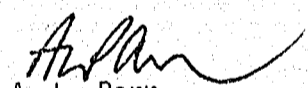
There are several options available with respect to the method of advancing the subdivision of the Corporation lands which are as follows:

1. The Corporation could service and subdivide the properties with the sale of each lot by public tender to follow upon completion.
2. The Corporation could enter into negotiations with the adjacent developer (New Horizon Investments Ltd.) to acquire and subdivide the properties.
3. The Corporation could advertise the raw land for sale by public tender subject to the completion of subdivision.

It is the view of the Legal and Lands Department, that due to the increasing demand for residential lots and the proposal to develop the nearby commercial centre, that it is in the Municipality's interest to implement the first option and to make serviced lots available for sale by public tender.

This has the added advantage of making lots available to all citizens rather than the controlled availability which would be exercised by a developer.

The Planning Department concurs with this viewpoint provided we commence development immediately in order to provide additional access to this developing residential area.

  
A. L. Parr,  
DIRECTOR OF PLANNING

CW:ALP:ad

Atts.

cc: Municipal Solicitor  
Municipal Engineer

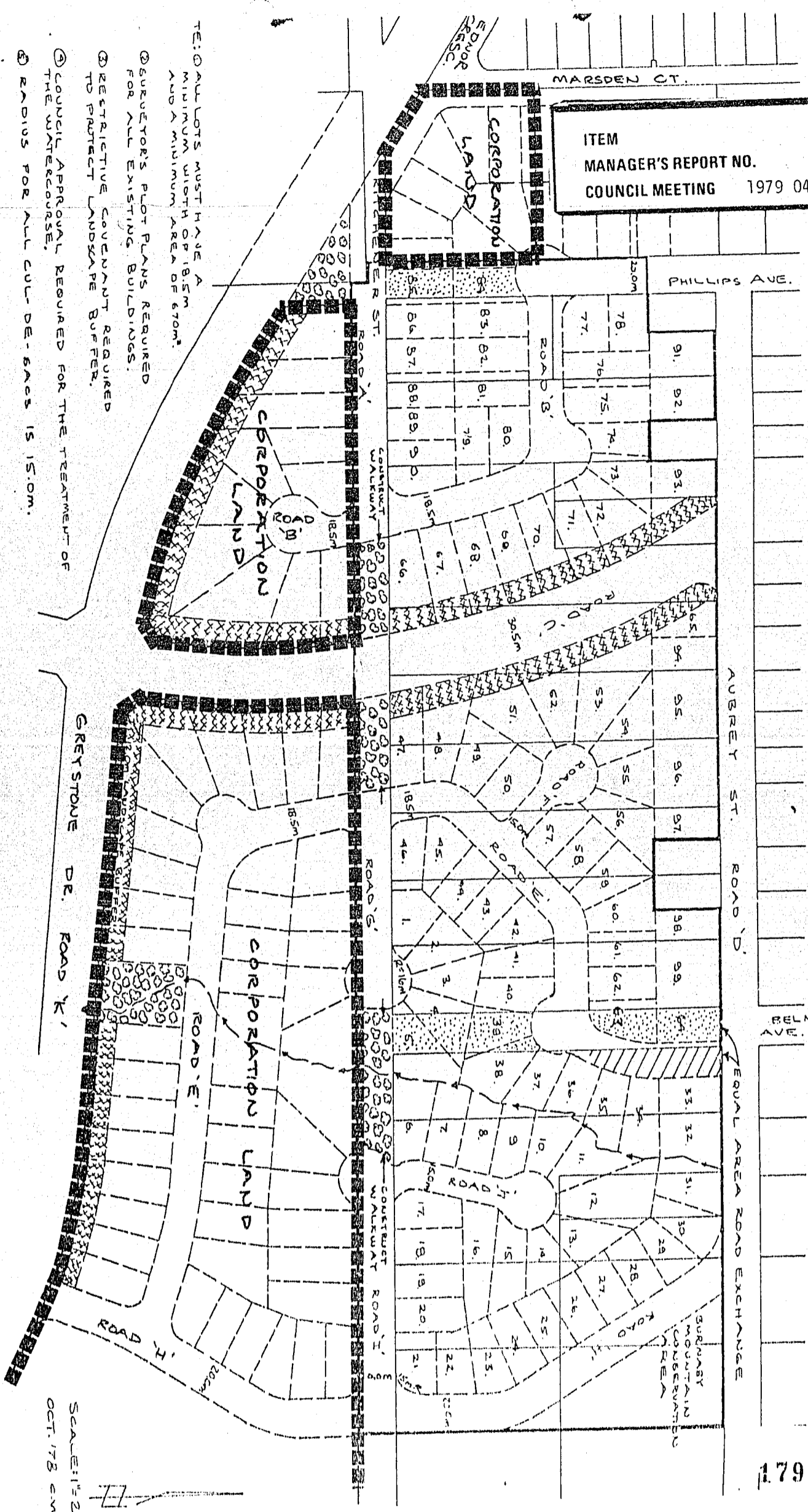
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D.L. 138

RELMONT AVE.

S.D. REF # 52/78 X REF RZ. REF # 11/78  
 PROPOSED ZONING: RZ

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- NOTE: ALL LOTS MUST HAVE A MINIMUM WIDTH OF 18.5M AND A MINIMUM AREA OF 670M<sup>2</sup>.
- ⊙ SURVEYOR'S PLOT PLANS REQUIRED FOR ALL EXISTING BUILDINGS.
  - ⊙ RESTRICTIVE COVENANT REQUIRED TO PROTECT LANDSCAPE BUFFER.
  - ⊙ COUNCIL APPROVAL REQUIRED FOR THE TREATMENT OF THE WATERCOURSE.
  - ⊙ RADIIUS FOR ALL CURVE-SIDES IS 15.0M.

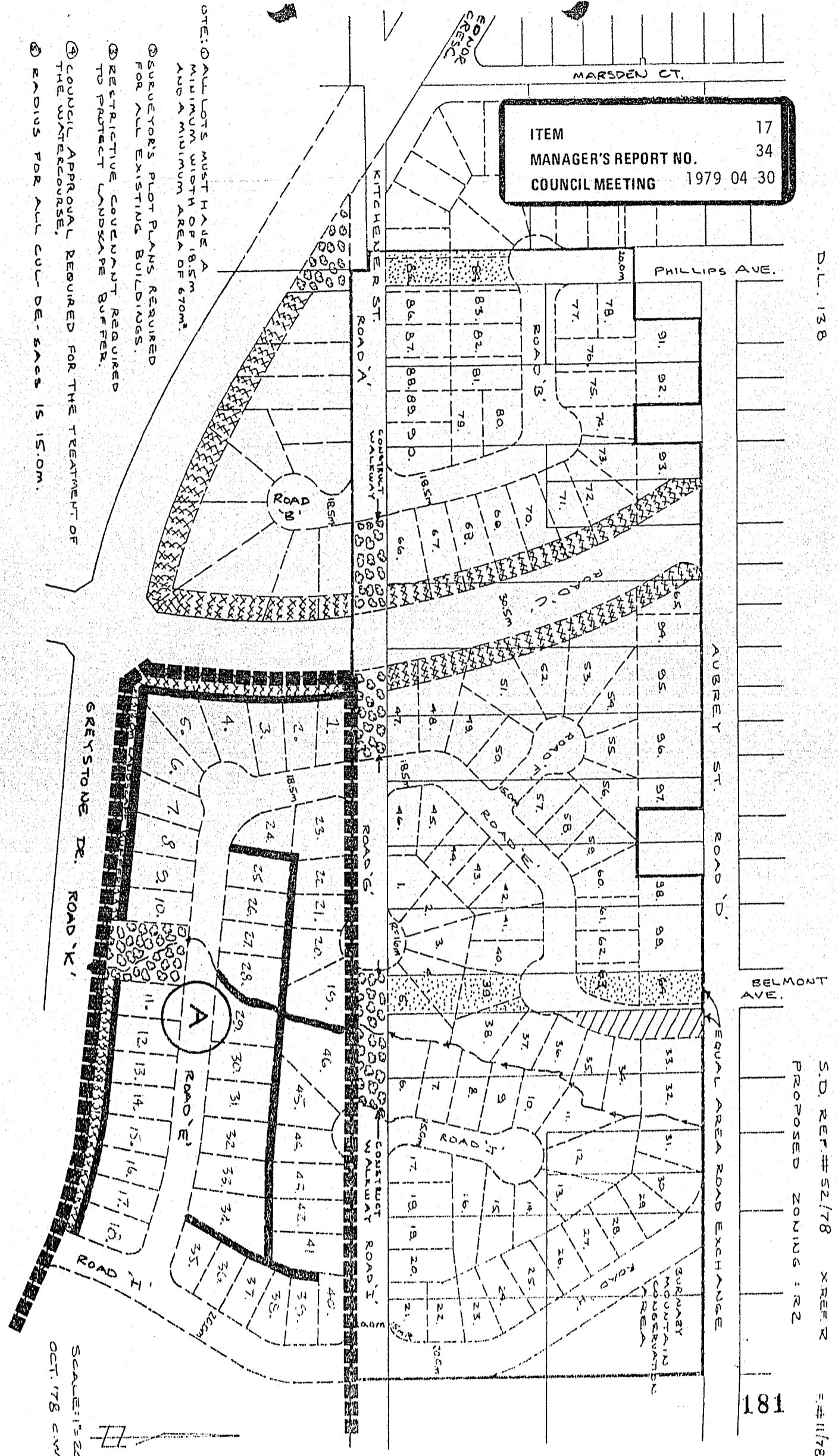
SCALE: 1" = 200'  
 OCT. 178 C.W.

D.L. 138

S.D. REF.# 52/78 XREF.R  
 PROPOSED ZONING: R2  
 #11/78

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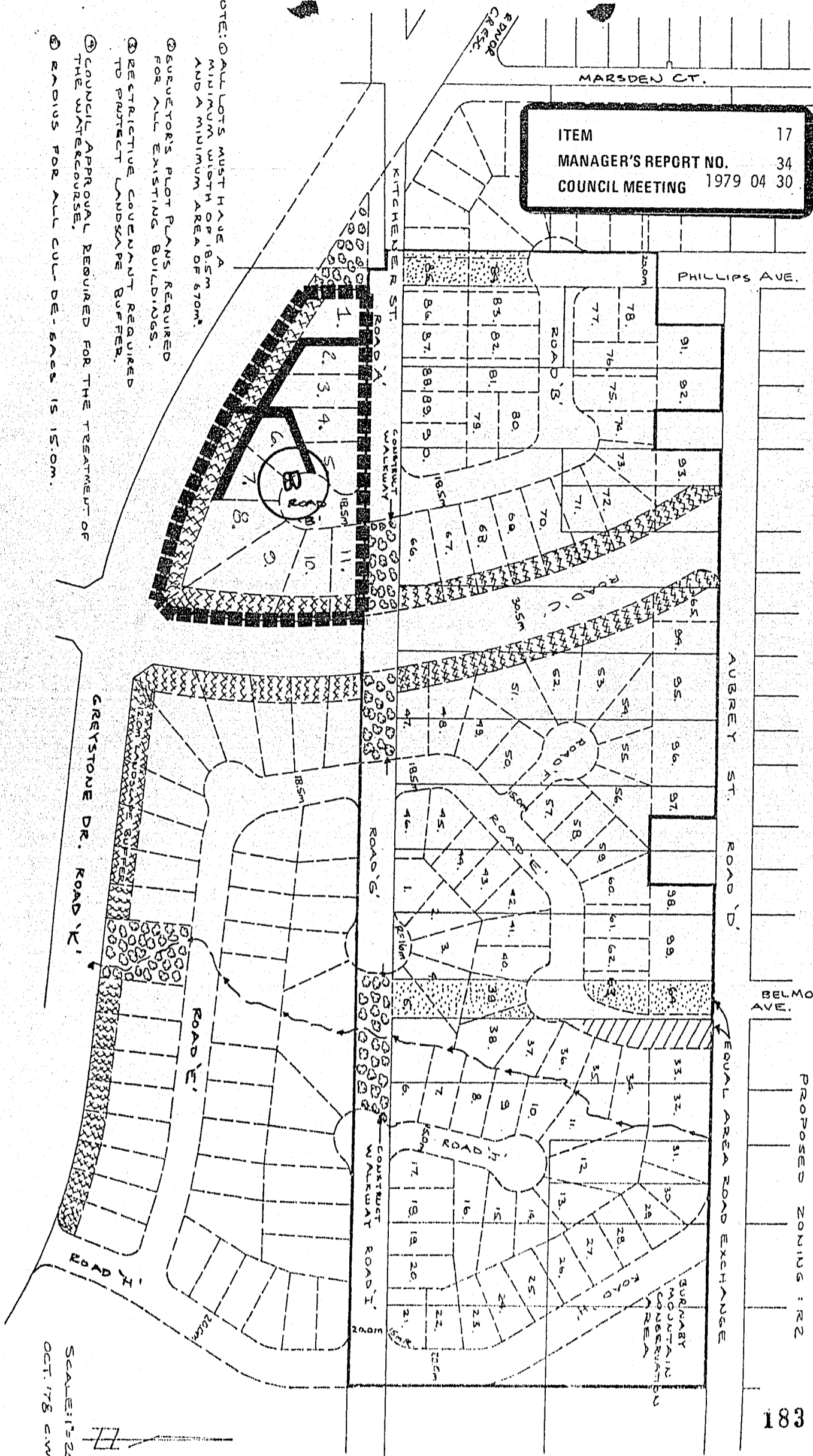


- NOTE: ① ALL LOTS MUST HAVE A MINIMUM WIDTH OF 18.5M AND A MINIMUM AREA OF 670M<sup>2</sup>.
- ② SUENEYOR'S PLOT PLANS REQUIRED FOR ALL EXISTING BUILDINGS.
- ③ RESTRICTIVE COVENANT REQUIRED TO PROTECT LANDSCAPE BUFFER.
- ④ COUNCIL APPROVAL REQUIRED FOR THE TREATMENT OF THE WATERCOURSE.
- ⑤ RADIIUS FOR ALL CUL-DE-SACS IS 15.0M.

SCALE: 1:5200  
 OCT. 1978 C.W.

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- NOTE: ALL LOTS MUST HAVE A MINIMUM WIDTH OF 18.5M AND A MINIMUM AREA OF 670M<sup>2</sup>.
- ① SUBSECTOR'S PLOT PLANS REQUIRED FOR ALL EXISTING BUILDINGS.
  - ② RESTRICTIVE COVENANT REQUIRED TO PROTECT LANDSCAPE BUFFER.
  - ③ COUNCIL APPROVAL REQUIRED FOR THE TREATMENT OF THE WATERCOURSE.
  - ④ RADIUS FOR ALL CURVE-BASES IS 15.0M.

SCALE: 1"=200'  
OCT. 1978 C.W.

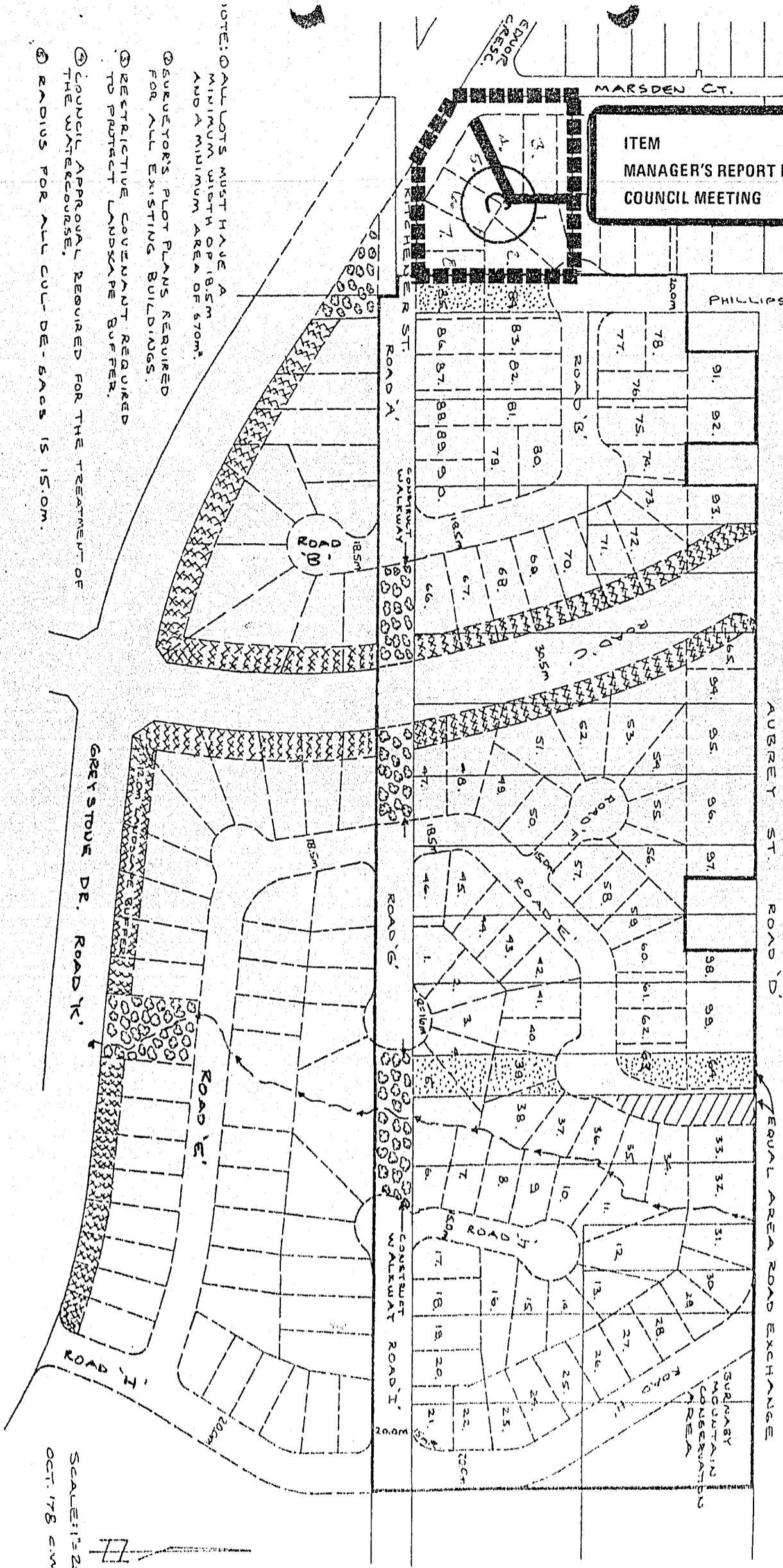
BELMONT AVE.

S.D. REF. # 52/78  
PROPOSED ZONING: R2  
X REF. # DEC. # 11/78

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D.L. 13B

S.D. REF.# 52/78 X RE REF.# 11/78  
 PROPOSED ZONING: R2



NOTE: ① ALL LOTS MUST HAVE A MINIMUM WIDTH OF 18.5M AND A MINIMUM AREA OF 670m².

② SURVEYOR'S PLOT PLANS REQUIRED FOR ALL EXISTING BUILDINGS.

③ RESTRICTIVE COVENANT REQUIRED TO PROTECT LANDSCAPE BUFFER.

④ COUNCIL APPROVAL REQUIRED FOR THE TREATMENT OF THE WATERCOURSE.

⑤ RADIUS FOR ALL CURVE-BACS IS 15.0M.

SCALE: 1" = 200'  
 OCT. 1978 C.W.