

ITEM	1
MANAGER'S REPORT NO.	16
COUNCIL MEETING	1981 03 23

Re: LETTER FROM MR. WALTER J. BOOTH
5560 HARDWICK STREET, BURNABY, B. C., V5G 1R1
PLACEMENT OF FILL RELATIVE TO THE
WOODSWORTH STREET SUBDIVISION (S.D. 50/80)

The following report from the Director of Planning is in response to a letter from Mr. Walter J. Booth which appears on the agenda for the 1981 March 23 meeting of Council.

RECOMMENDATION:

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

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1981 MARCH 17.
PLANNING DEPARTMENT

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

SUBJECT: PLACEMENT OF FILL RELATIVE TO THE WOODSWORTH STREET
SUBDIVISION (S.D. 50/80)

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. W. J. Booth, 5560 Hardwick Street, Burnaby, B. C., V5G 1R1.

SUMMARY

Council has received a letter from Mr. W. J. Booth regarding the placement of fill on the subject subdivision (see Figure I below). Mr. Booth feels that the amount of fill that has been placed is excessive insofar as it will permit future occupants of the subdivision to overlook his property.

Staff have inspected the site relative to the general topography of the area and find that the filling and grading that have been carried out to date are not beyond what would be considered normal site preparation.

REPORT

The area including the new subdivision slopes down to Douglas Road and staff inspection indicates that the construction of Woodsworth Street

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The height of buildings in the new subdivision will have to conform with R3 zoning which stipulates that "the height of a building shall not exceed 9.8 m (32.12 feet) or 2½ storeys". The maximum height of buildings is determined, in accordance with the definition in the Zoning Bylaw, by reference to the curb level on Woodsworth Street. As the land in this instance slopes down and toward the north, the placing of fill material on the site will not result in an increase in the maximum permitted height dimension. The degree of "overlooking" will thus not be a product of site grading and will be no different from that experienced in other R3 areas of similar varied topography.

Some overlooking from the upper storeys of adjacent residential properties is to be expected in urban areas. The fence height limitations are set to ensure privacy at ground level, whilst maintaining a reasonable environment aesthetically. As the new subdivision matures it can be assumed that trees and shrubs will provide a harmonious screening between adjacent properties.

A. L. Parr
A. L. Parr,
DIRECTOR OF PLANNING.

PL:bp

cc:Engineering Department
Building Department

FIG. 1 Plan Showing Subdivision 50/80 and Environs

