

ITEM 17  
MANAGER'S REPORT NO. 46  
COUNCIL MEETING 1985 07 02

Re: LETTER FROM MR. ROSS GLANVILLE,  
7415 PANDORA DRIVE, BURNABY, B. C., V5A 3W1  
SUBDIVISION REFERENCE #18/83  
PANDORA/RIDGEVIEW/HASTINGS

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 June 26  
FROM: APPROVING OFFICER  
SUBJECT: SUBDIVISION REFERENCE #18/83  
PANDORA/RIDGEVIEW/HASTINGS

RECOMMENDATION:

1. THAT Mr. Ross Glanville, 7415 Pandora Drive, Burnaby, B.C. V5A 3W1 be provided with a copy of this report.

REPORT

Appearing on the agenda is a delegation request by Mr. Ross Glanville to discuss concerns regarding the proposed subdivision at the above location.

Attached for information is a copy of the plan indicating the current subdivision and future phase. It should be noted at this time that the guide plan was brought into being as a result of and in conjunction with a review of the subdivision (now completed) on the north side of Pandora Street in which Mr. Glanville resides. The current application is simply a continuation of the overall plan for the subdivision of this area which was conceived in the earlier application. In reality, the current subdivision should be considered as Phase II of the plan originated by the creation of the existing Tots north of Pandora Street.

As was explained to Mr. Glanville at a recent meeting with staff of the Planning & Building Inspection Department, the current subdivision application was examined giving due regard to satisfying all technical and policy requirements. Based on that review, it was determined that the project require criteria to proceed and was therefore given Tentative Approval which outlined all conditions governing final approval.

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Several of the aforementioned conditions, i.e. dedication of Municipal land, highway exchange, land exchange, and cost sharing were subject to Council authority, which was subsequently given on 1985 March 18 in Municipal Manager's Report No. 21, Item No. 2.

All servicing, i.e. roads, sewers, water, etc. can be provided to the current application and the subdivider is expected to deposit monies and undertake all work within the boundaries of that area. There is no provision to require that the subdivider contribute for servicing a future phase which can subdivide on its own merits. The costs related to that project will be borne by the respective owner(s) in accordance with normal policy.

It is agreed that the ideal situation would be to see the entire project completed at one time, but we do not have the authority to require the balance of the owners to participate in this subdivision. However, it is possible that the remaining owners will be interested in subdividing once the current phase has been completed.

In conclusion, it is felt that the subject application has been processed in an orderly manner with all technical requirements being taken into account.

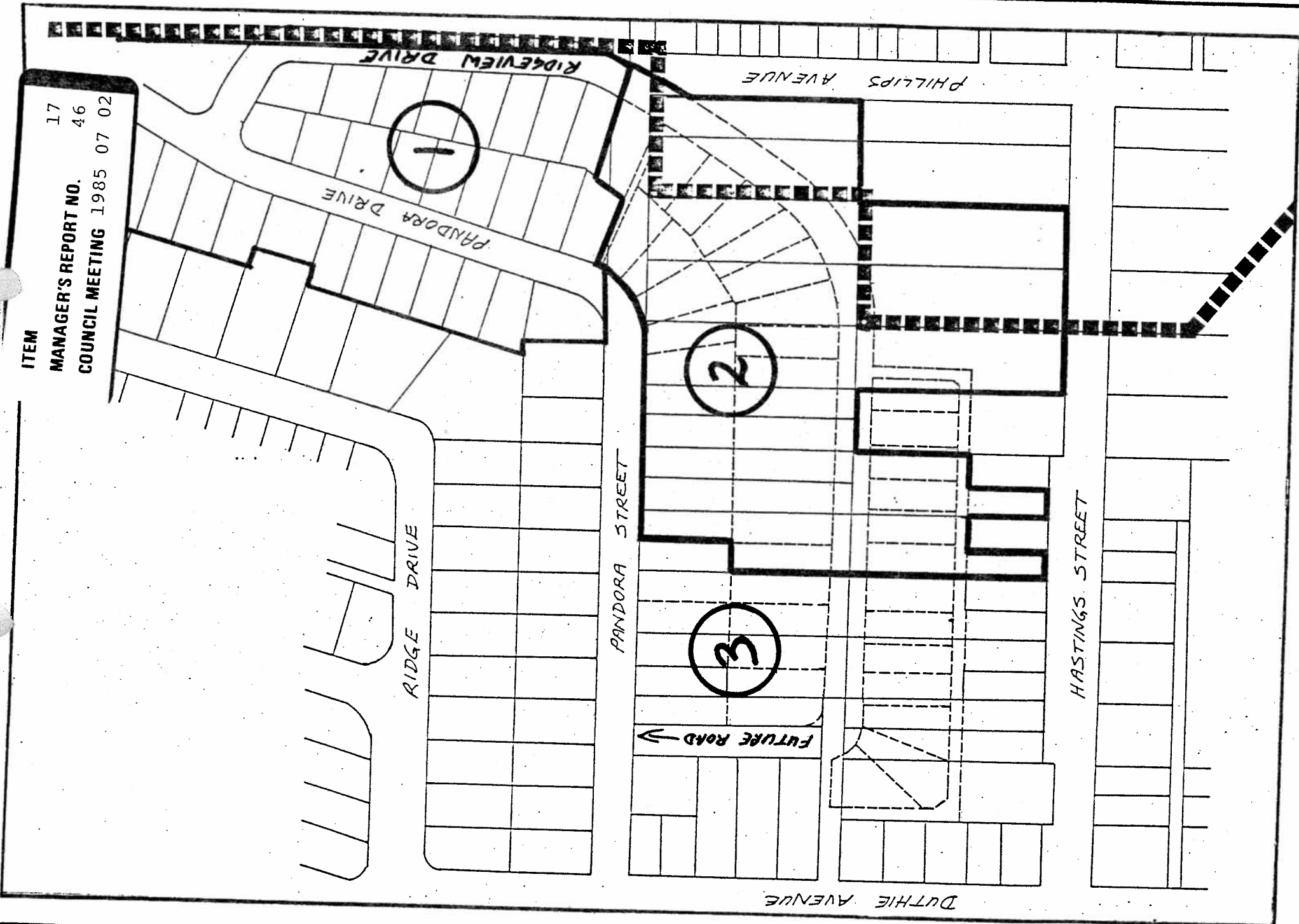


A. L. Parr,  
APPROVING OFFICER

CM:ad  
Att.

ITEM

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Date

1985 JUNE

Scale

1" = 200'

Drawn By



Burnaby Planning Department

# SUBDIVISION REFERENCE #18/83

- ① SUBDIVISION WHICH CREATED EXISTING PATTERNS FOR FUTURE CONTINUATION.
- ② CURRENT SUBDIVISION APPLICATION
- ③ FUTURE PHASE SUBDIVISION

