

ITEM 21  
MANAGER'S REPORT NO. 46  
COUNCIL MEETING 1985 07 02

Re: LETTER FROM MR. FRANK A. INTIHAR WHICH APPEARED ON THE  
AGENDA FOR THE 1985 JUNE 24 MEETING OF COUNCIL (Item 4d)  
SUBDIVISION REFERENCE #101/80  
PHILLIPS/LOUGHEED SUBDIVISION  
MUNICIPAL SUBDIVISION

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 JUNE 24  
FROM: APPROVING OFFICER  
RE: SUBDIVISION REFERENCE #101/80  
PHILLIPS/LOUGHEED SUBDIVISION  
MUNICIPAL SUBDIVISION

RECOMMENDATION:

1. THAT a copy of this report be forwarded to Mr. F.A. Intihar,  
3515 Lynndale Crescent, Burnaby, B.C. V5A 3Z6.

REPORT

1.0 SUMMARY/INTRODUCTION:

Appearing on the Council agenda of 1984 June 24 was a letter from Mr. Intihar who resides in the area south of the municipal lands bounded by Lougheed Highway, Phillips Avenue and Buffalo Street (see attached sketch). Mr. Intihar raised several concerns with respect to the location of the future park site and whether or not Buffalo Street will be extended through to Lynndale Crescent.

2.0 BACKGROUND:

On 1985 April 09, Council received, from the Approving Officer, a report which outlined the proposed advancement for servicing and subsequent sale by public tender a total of 26 lots in Phase I, this being the northerly portion of the municipal site. Council, however, referred the report back to staff for replotting of the entire site under the existing R1 Residential Zoning designation in order to ensure the best yield for the area in terms of numbers of lots and servicing costs.

Additionally, on 1979 January 22, Council received a report from the Approving Officer pertaining to the residential street pattern between Bainbridge Avenue and Phillips Avenue south of the Loughheed Highway. The report discussed several options that were reviewed with respect to the preparation of a new subdivision guideplan for the above mentioned municipal lands in view of a decision made by the School Board at that time to eliminate the school site from the site and in response to a petition submitted to Council on 1978 May 08 by the residents of Buffalo Street who opposed the proposed extension of the remaining section of Buffalo Street to complete a link between Bainbridge Avenue through to Phillips Avenue. In answer to both of these concerns, Council was advised that our subdivision guideplan had been amended to show either the potential for an increased park site in place of the school site or the development of residential lots; and also either the cul-de-sacing or the extension of Buffalo Street. In other words, the new guideplan provided for the implementation of any of the options that were examined. It was intended that as the southerly area of the subdivision (i.e. Phase II) was advanced for development, a further report would be submitted to Council with a recommendation on the design based on the requirements at that time.

3.0 CURRENT SITUATION:

The guideplan prepared in 1979 is still in effect and formed the basis of our proposal to advance Phase I for development.

We have initiated a review of this guideplan at Council's recent request. Preliminary indications from the Parks and Recreation Department confirm the need for a park site of a size as shown on the sketch (approximately 4.8 acres) excluding the potential lots numbered 68 to 80, inclusive. However, further examination of the site and refinement of the lot pattern will take some time to complete. It should be pointed out that no proposal has yet been made regarding the location of the park site notwithstanding Mr. Intihar's comment in his letter that "Now I am concerned with the latest proposal to move the park site adjacent to Buffalo...".

Subsequent to the proposal to advance Phase I of this site, it has been concluded that, due to the poor current market demand for vacant lots, the initiation of the subdivision will be lowered in terms of priority. It is expected that when a report is forwarded to Council, possibly by the end of this year, the location of the park site will be resolved and a new lot pattern established.

However, until Phase II of the subdivision (the southerly portion of the site) is advanced, it would be premature to attempt to determine the requirements of either extending or cul-de-sacing Buffalo Street at that time. Accordingly, the guideplan will continue to provide for either road alternative.

With reference to Mr. Intihar's comments on trees, Council and staff are always sensitive to the need to conserve trees whenever plans are undertaken for the development of a park. The siting of a park, however, is contingent on the consideration of a number of other factors as well (i.e. road pattern, required shape and size of the park, accessibility to adjacent areas, intended park uses, etc.).

This report is submitted for the information of Council.

CMM:ad  
Att.

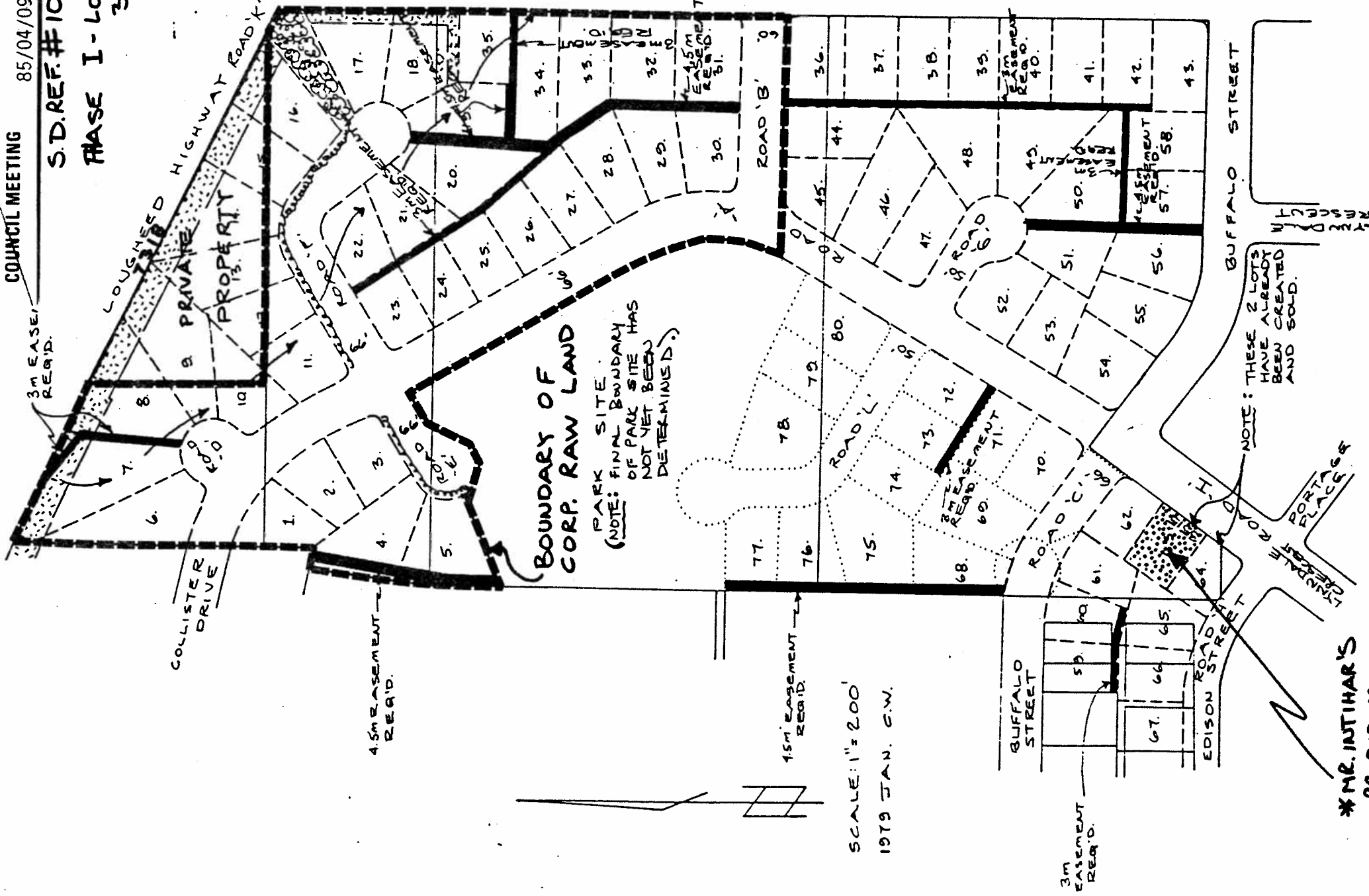
- cc: Municipal Solicitor
- Director Engineering
- Director Finance
- Director Recreation & Cultural Services
- Director Administrative & Community Services



A. L. Parr,  
APPROVING OFFICER

ITEM 5  
 MANAGER'S REPORT NO. 27  
 COUNCIL MEETING 85/04/09

S.D. REF. # 101/80  
 PHASE I - LOTS 1 TO 35



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SUBDIVISION GUIDE PLAN

