

RE: LETTER FROM MR. HILBORN WHICH APPEARED ON THE AGENDA FOR THE
OCTOBER 02ND MEETING OF COUNCIL (ITEM 2)
UNDEVELOPED SECTION OF HASZARD STREET (7475 WHELEN COURT)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building
Inspection be adopted.

* * * * *

TO: MUNICIPAL MANAGER 1989 October 03

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: **7475 WHELEN COURT**
D.L. 86, Lot 171, Plan 25846

PURPOSE: To provide Council with information on Haszard Street adjacent to
Blenheim Wood and the subject property.

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. W. J. Hilborn, D.D.S., 7475
Whelen Court, Burnaby, B. C.

R E P O R T

1.0 BACKGROUND:

Appearing on the Council Agenda of 1989 October 02 was a letter from Mr.
W. J. Hilborn in connection with an undeveloped section of Haszard Street
west of Buckingham Avenue and south of Blenheim Wood (see attached Sketch
#1).

2.0 BLENHEIM WOOD:

When Blenheim Wood was considered at the development application stage,
this section of Haszard Street was reviewed. Due to the surrounding
topography and potential access problems to lands on the north and south
sides of the road allowance, Haszard Street was not extended beyond its
present cul-de-sac which provides the required access to the Blenheim
Wood site.

3.0 7475 WHELEN COURT:

According to topographical information currently available, the top of a
steeply-sloping ravine bank encroaches well into the subject lot from the
west as shown on the attached Sketch #2. The ravine contains a natural
watercourse on the adjacent lot to the west which was acquired by the
Municipality in 1978 to protect the natural features of the site and for
park/trail purposes. As a condition of subdivision of lands adjacent to
ravines, a 50 foot building setback from the top of ravine banks is
required for stability purposes. Most of the subject lot is
undevelopable when this requirement is taken into consideration.

The top of the ravine bank runs through the center of the undeveloped Haszard Street cul-de-sac road allowance to the north of the subject property. The required 50 foot setback from the top of the ravine bank to the edge of any road allowance would result in the cul-de-sac being relocated much further to the east thus eliminating frontage or access to the northern portion of this lot. Access is, therefore, not possible from Haszard Street.

In addition to the foregoing, the grade of the slope increases sharply on the northern half of the subject property, and access thereto from the south (from Whelen Court) would be excessive (access grade of approximately 20% and lot grade of approximately 33%). Access to the rear portion of the lot from Whelen Court is, therefore, not possible.

Even if the topography of the property was suitable for subdivision and development, access to the rear portion, which is isolated within an open space area, would not be permitted from Haszard Street, but rather would be considered via a panhandle from Whelen Court which is a developed residential street.

In view of the above information, the subdivision of the subject property is not possible as the subdivision is unsuited to the configuration of the land and to the use intended, and as the subdivision could not comply with road frontage and access requirements as prescribed in Municipal bylaws and Provincial regulations.

This confirms our original findings which were reported to Mr. Hilborn on 1978 November 01.

The culvert in the Haszard Street cul-de-sac to which Mr. Hilborn refers was installed in 1966 when the area was provided with sanitary sewers. A short culvert was required for this section of the creek as the sanitary sewer had to cross over the top of the creek.

4.0 MUNICIPAL LANDS:

The Municipal lands to which Mr. Hilborn refers are located on the south side of the undeveloped Haszard Street road allowance and are part of Burnaby's open space system. This land contains and protects such natural features as a ravine and a watercourse, is heavily treed, and provides a buffer area within the surrounding neighbourhood which is zoned R1 Residential District. Many of these lots are larger and also enjoy such natural amenities as watercourses, ravines, and trees which, collectively, support a variety of wildlife.

5.0 CONCLUSION:

The intent through any subdivision of land within this area is to retain the large estate-like character, to protect existing creeks, ravines and trees, and to ensure the stability of any development adjacent to ravines. Road building is incompatible with these objectives and is, for the reasons mentioned above, inappropriate for this area.

Given that subdivision of the property for residential purposes is not possible, Mr. Hilborn might consider selling the rear portion to the Municipality for consolidation with adjacent municipal land and inclusion in the open space system.

This report is submitted for the information of Council.



A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

CMM:hr
Atts.

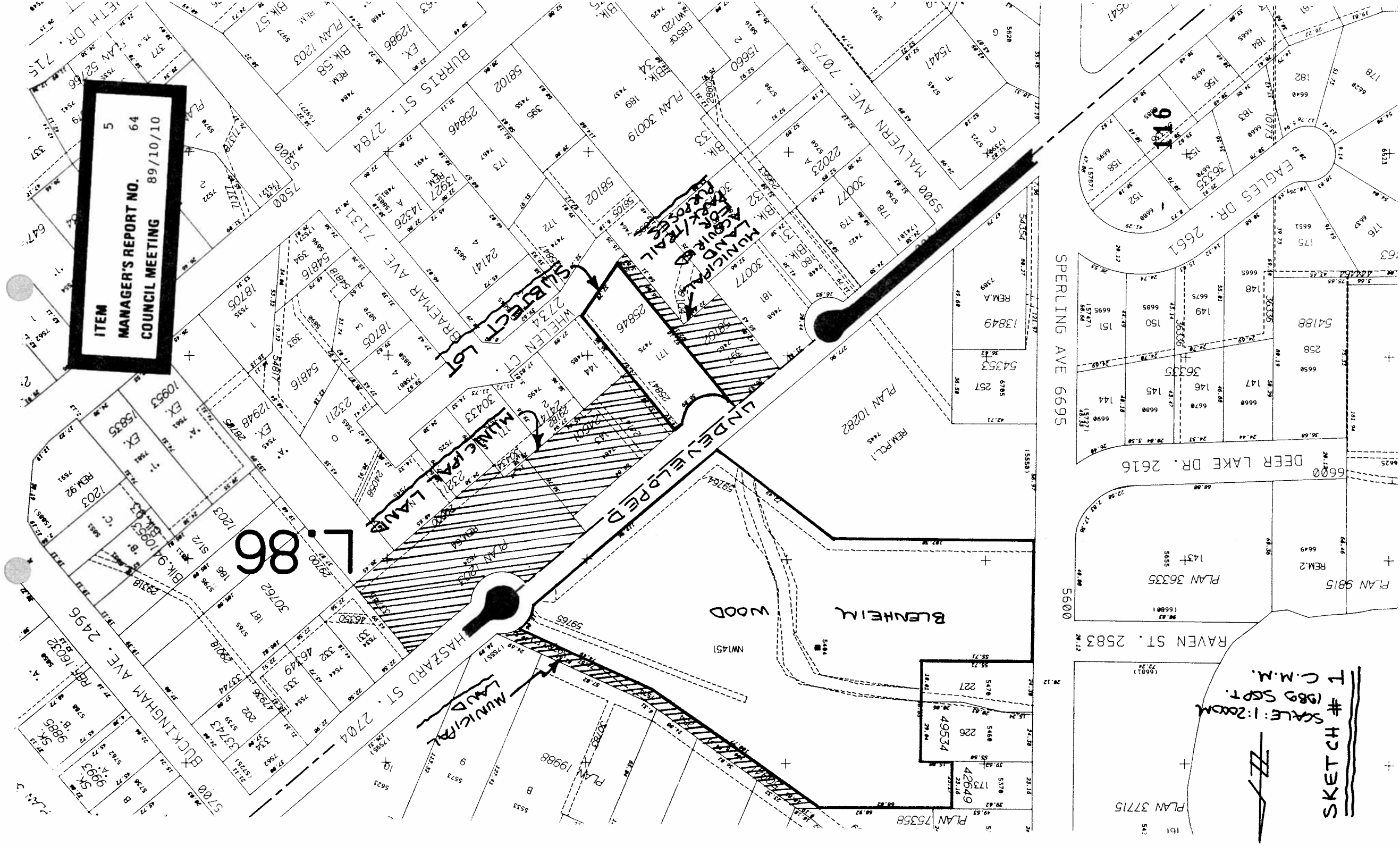
cc: Director Engineering
Director Recreation & Cultural Services

ITEM 5
MANAGER'S REPORT NO. 64
COUNCIL MEETING 89/10/10

L. 86

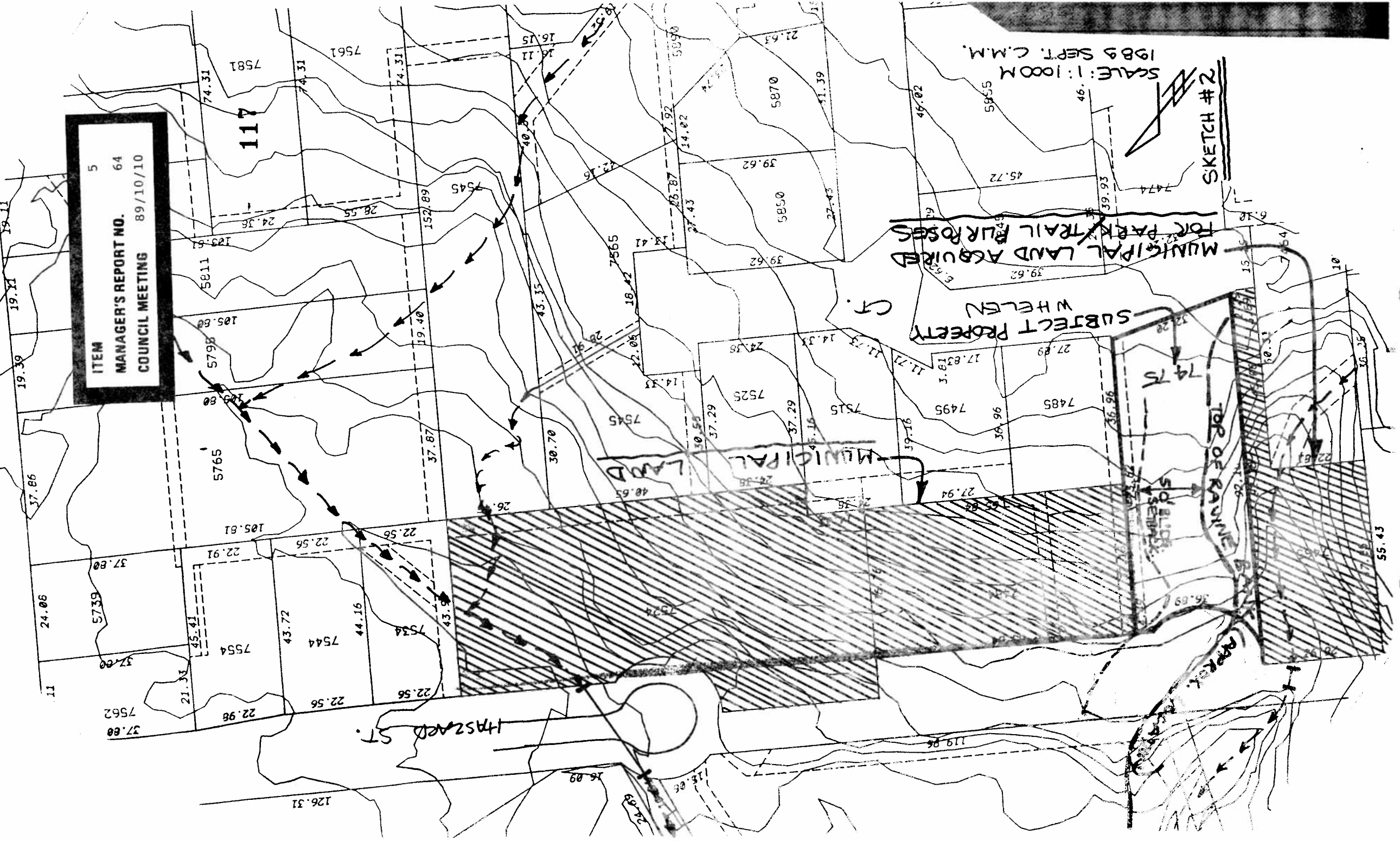
911

SKETCH
1:2000
SCALE: 1:2000
T.C.M.M.
1989 SEPT.



ITEM 5
MANAGER'S REPORT NO. 64
COUNCIL MEETING 89/10/10

117



MUNICIPAL LAND ACQUIRED FOR PARK TRAIL PURPOSES

SUBJECT PROPERTY W. HELEN C.

MUNICIPAL LAND

SKETCH #2

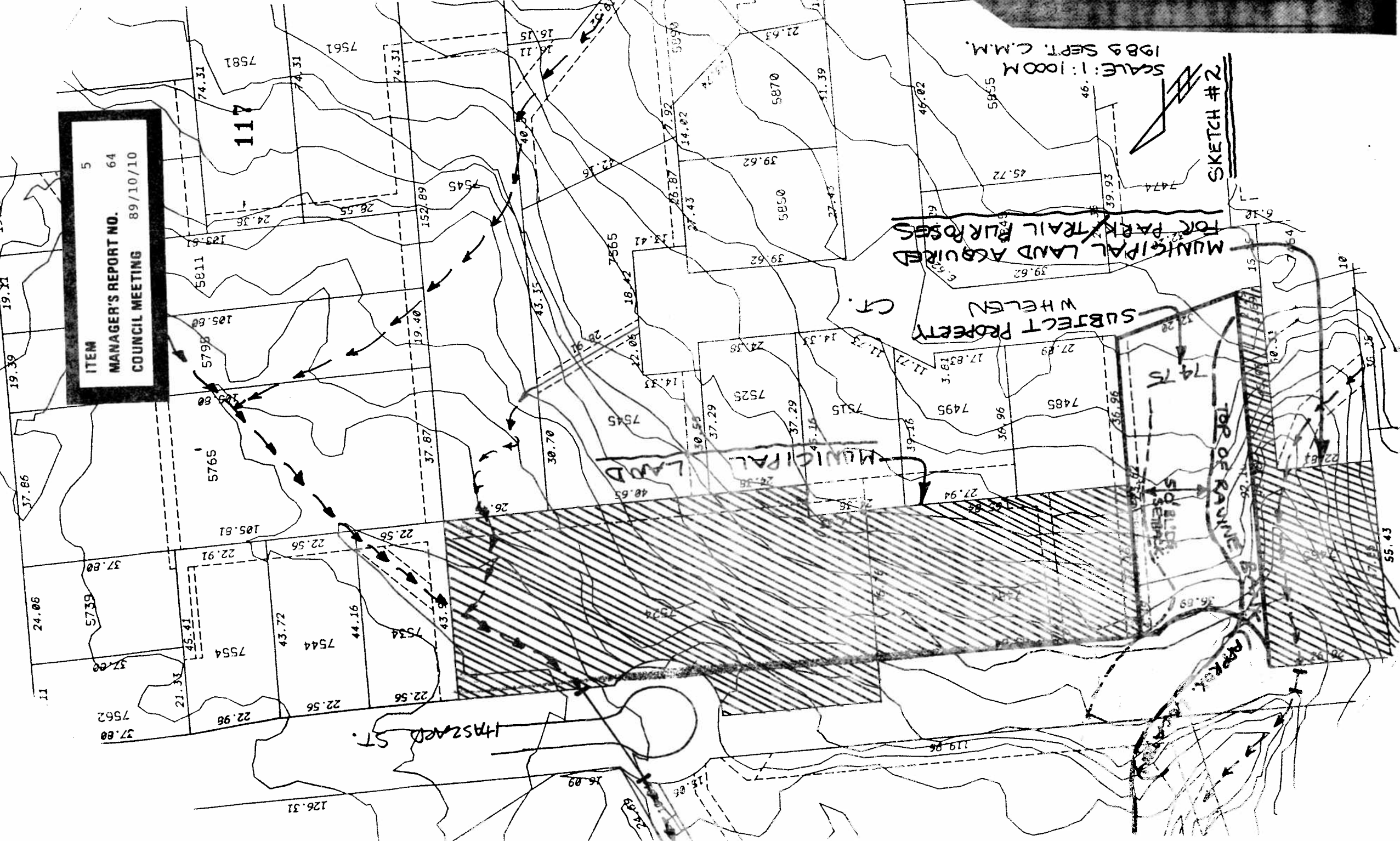
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1989 SEPT. C.M.M.

TOP OF RAINDER

SLIDE SCHEDULE

HASZARD ST.

5
64
89/10/10



MUNICIPAL LAND ACQUIRED FOR PARK TRAIL PURPOSES

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SCALE: 1:1000M
1989 SEPT. C.M.M.

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