

ITEM
MANAGER'S REPORT NO. 3
COUNCIL MEETING 89/01/30 9

RE: LETTER FROM MS. E. THRELFALL WHICH APPEARED ON THE AGENDA FOR THE JANUARY 23RD MEETING OF COUNCIL (ITEM 3 N)
BURON CONSTRUCTION PROJECT, CONDOMINIUM APARTMENTS, AUGUSTA AVENUE AND HALIFAX STREET, 1655 - 1695 AUGUSTA AVENUE

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: Municipal Manager 1989 January 25

FROM: Director Planning &
Building Inspection

SUBJECT: BURON CONSTRUCTION PROJECT, CONDOMINIUM APARTMENTS
AUGUSTA AVENUE AND HALIFAX STREET
1655 - 1695 AUGUSTA AVENUE

PURPOSE: To respond to an enquiry about the installation of
landscaping at the subject development

=====

RECOMMENDATION:

1. THAT a copy of this report be forwarded to
Mrs. M. Elizabeth Threlfall, 7215 Bridlewood Court,
Burnaby, B. C. V5A 4A4

BACKGROUND:

Appearing on the agenda for the regular Council meeting of 1989 January 23 was a letter from Mrs. M. Elizabeth Threlfall of 7215 Bridlewood Court, enquiring about the installation and maintenance of landscaping on the west side of the development at the subject address. (See attached sketches.)

REPORT

The approved landscape plans for the subject site formed part of Preliminary Plan Approval #8396B issued 1988 September 09 for the development at the subject address. The plans called for the retention of as many existing trees as feasible as well as the transplanting of twenty-nine mature trees onto the property. The primary purpose of the transplanted trees was to improve the privacy screening between the subject development and the dwellings to the west of the development, including the Threlfall residence.

Planning and Building Inspection Department
Re: 1655 - 1695 Augusta Avenue
1989 January 25

Page 2

ITEM	3
MANAGER'S REPORT NO.	9
COUNCIL MEETING	89/01/30

Under the on-site direction of the landscape architect, twenty-five trees were transplanted onto the site in fall 1988. These trees are of good quality and exceed the height specified on the approved plans. According to the developer, the remainder of the landscaping will be completed in 1989 June or July.

The complainant's husband, Mr. Threlfall, indicated in a meeting on 1989 January 18, that one of their specific concerns was that the privacy screening that was to have been provided by the mature planting was not adequate.

Both the developer and landscape architect have agreed to the relocation of a transplanted tree which has been placed too close to the apartment building. They propose to locate this tree to improve the Threlfalls' privacy screening. The four trees that are yet to be transplanted onto the subject property will be placed where they too will most improve the privacy screening for the properties to the west.

Municipal staff will ensure that the landscaping installed is equal to or better than that approved in the preliminary plan approval process.

The contents of this report have been discussed with Mr. Threlfall.

RL
AJE/jce
Attach.

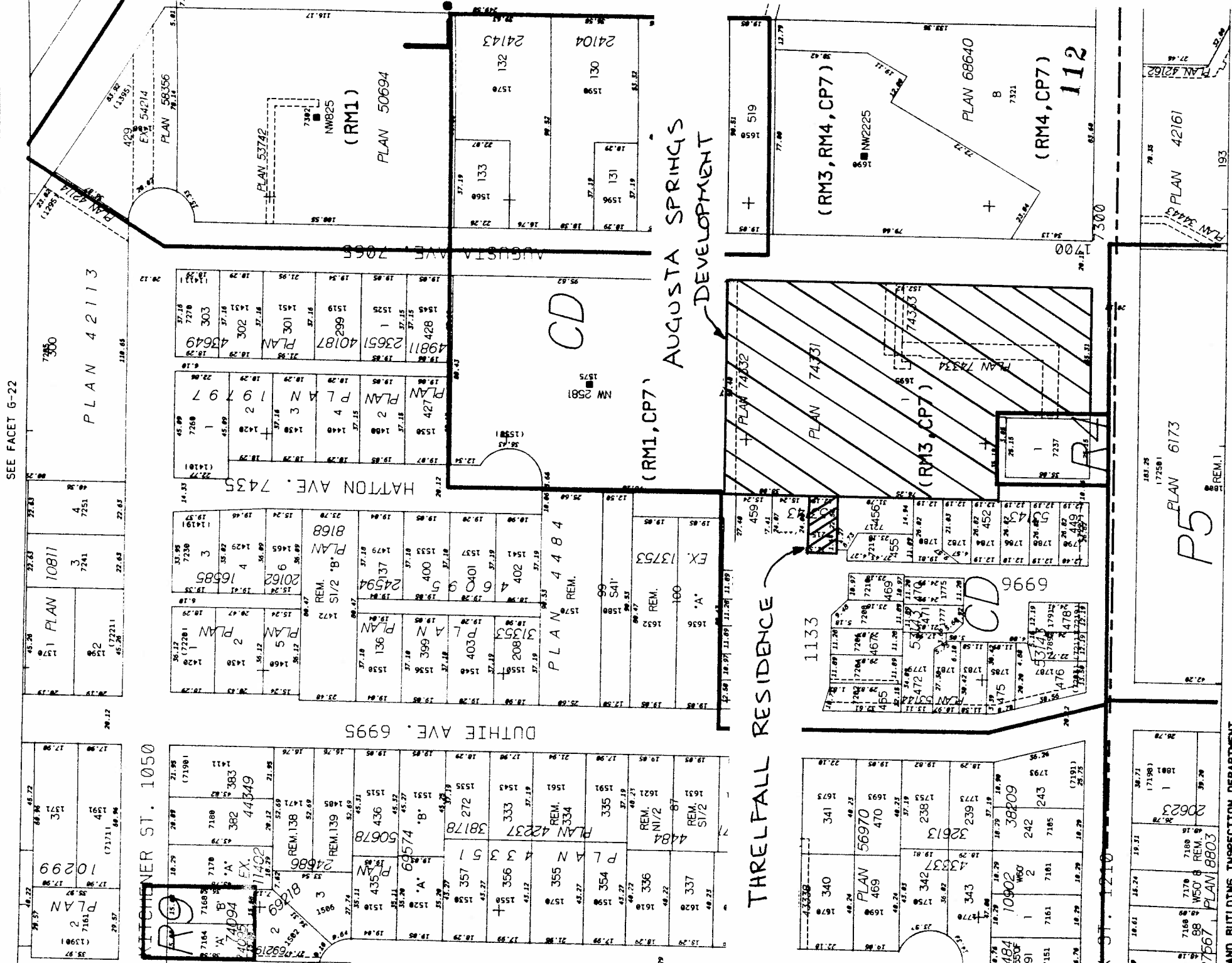
cc: Chief Building Inspector



A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

111

ITEM 3
 MANAGER'S REPORT NO. 9
 COUNCIL MEETING 89/01/30



SEE FACET G-22

SEE FACET G-20

AND BUILDING INSPECTION DEPARTMENT

DOES NOT
 GUARANTEE
 A CORRECT
 PLANS OR
 THE LAND

97, 1970

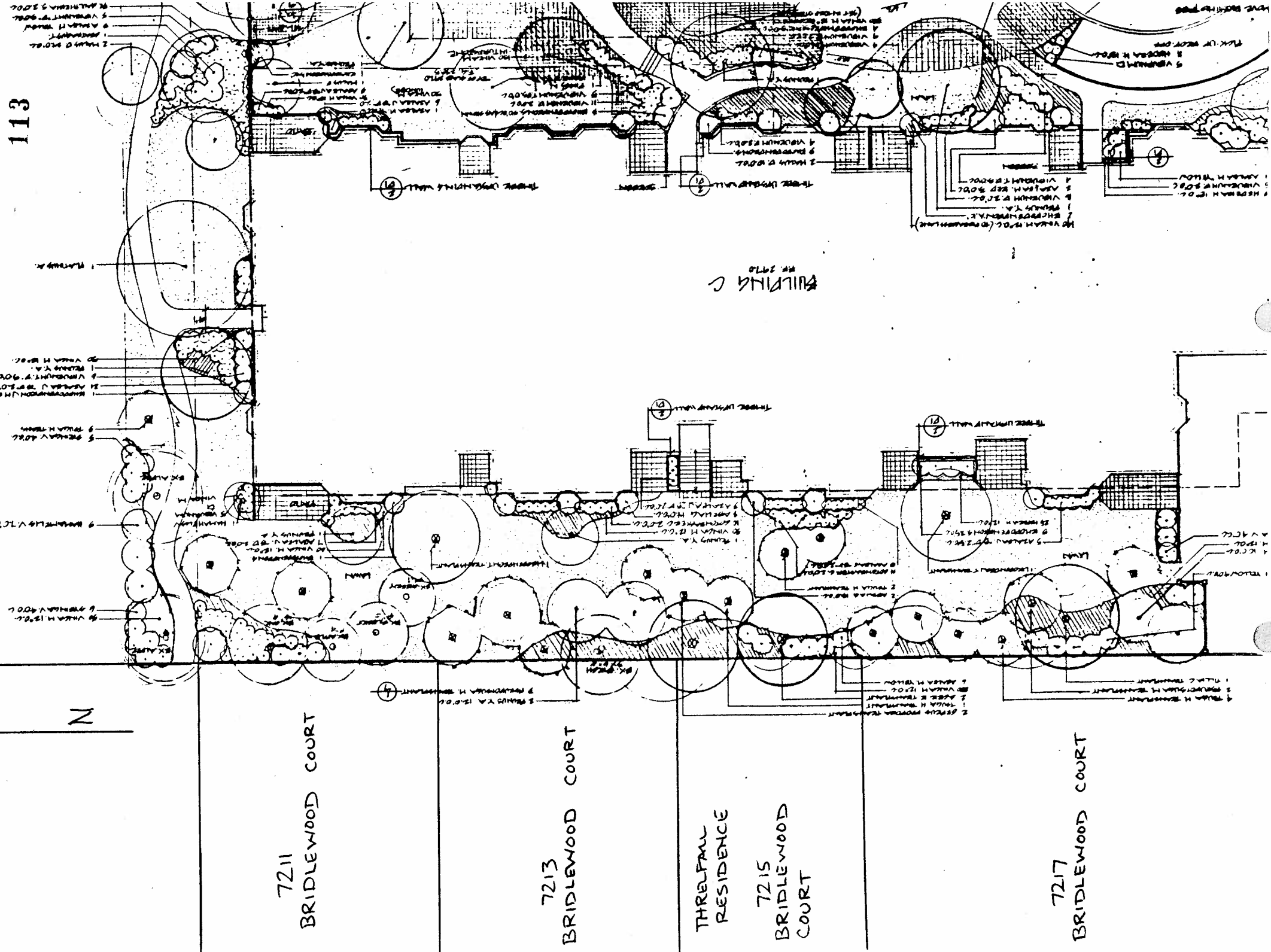


THE CORPORATION
 OF THE DISTRICT OF

BURNABY

ITEM 3
 MANAGER'S REPORT NO. 9
 COUNCIL MEETING 89/01/30

2. REVIEWED BY: BATHURST, ALAN
 3. DATE AND POSITION: 15/11/88
 4. MARK: BATHURST, ALAN
 5. APPROVAL TO: KNOX, IAN
 6. DATE: 15/11/88
 7. POSITION: MANAGER
 8. TITLE: MANAGER'S REPORT NO. 9
 9. DATE: 15/11/88
 10. TITLE: COUNCIL MEETING 89/01/30



113

BUILDING C
 NO. 1470

7211
 BRIDLEWOOD COURT

7213
 BRIDLEWOOD COURT

THRELFALL
 RESIDENCE

7215
 BRIDLEWOOD COURT

7217
 BRIDLEWOOD COURT