

RE: LETTER FROM MR. AND MRS. PATERSON WHICH APPEARED ON THE AGENDA FOR THE MAY 29TH MEETING OF COUNCIL (CORRESPONDENCE ITEM 2)  
SUBDIVISION REFERENCE NO. 87/86 - DEVELOPMENT BOUND BY GAGLARDI WAY/  
PRODUCTION WAY/BROADWAY/EASTLAKE DRIVE/BAXTER PLACE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 May 29

FROM: APPROVING OFFICER

SUBJECT: SUBDIVISION REFERENCE #87/86  
DEVELOPMENT BOUNDED BY  
GAGLARDI WAY/PRODUCTION WAY/BROADWAY/EASTLAKE DRIVE  
BAXTER PLACE

PURPOSE: To inform Council of landscape and building setback requirements  
in the subject subdivision.

RECOMMENDATION:

1. THAT a copy of this report be forwarded to Lois and Al Paterson, 8957 Corona Place, Burnaby, B.C. V3J 7C6.

R E P O R T

Appearing on the 1989 May 29 Council agenda was a letter from Lois and Al Paterson of 8957 Corona Place regarding the development currently underway in the Baxter Place subdivision.

The property to which they refer is, and has been for many years, zoned for industrial development and is part of Lake City Industrial Park. The Planning and Building Inspection Department, in considering development applications for the various sites within this industrial enclave, has attempted to minimize the impact of the industrial nature of the park on the various residential developments adjacent to this area through the implementation of landscaped buffers and building setbacks on the industrial sites.

A condition of subdivision approval involving the subject site requires the subdivider to install a 40 foot wide landscape buffer on the property adjacent to Broadway and adjacent to Gagliardi Way as shown on the attached sketch. The landscape buffer will be comprised mainly of pine trees. The cement wall referred to in the above letter forms part of the building currently under construction. The landscaping is to be undertaken upon completion of the site development, and we have recently reminded the subdivider of his responsibility in this regard.

A further subdivision condition requires that all buildings be set back a minimum distance of 40 feet from Broadway and Gagliardi Way.

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After reviewing the approved building plans, we are satisfied that this development will comply with the municipal requirements in providing an approved landscape scheme, including landscaping immediately on-site and landscaping within the buffer area adjacent to Gagliardi Way and Broadway, and in building setbacks from these roads.

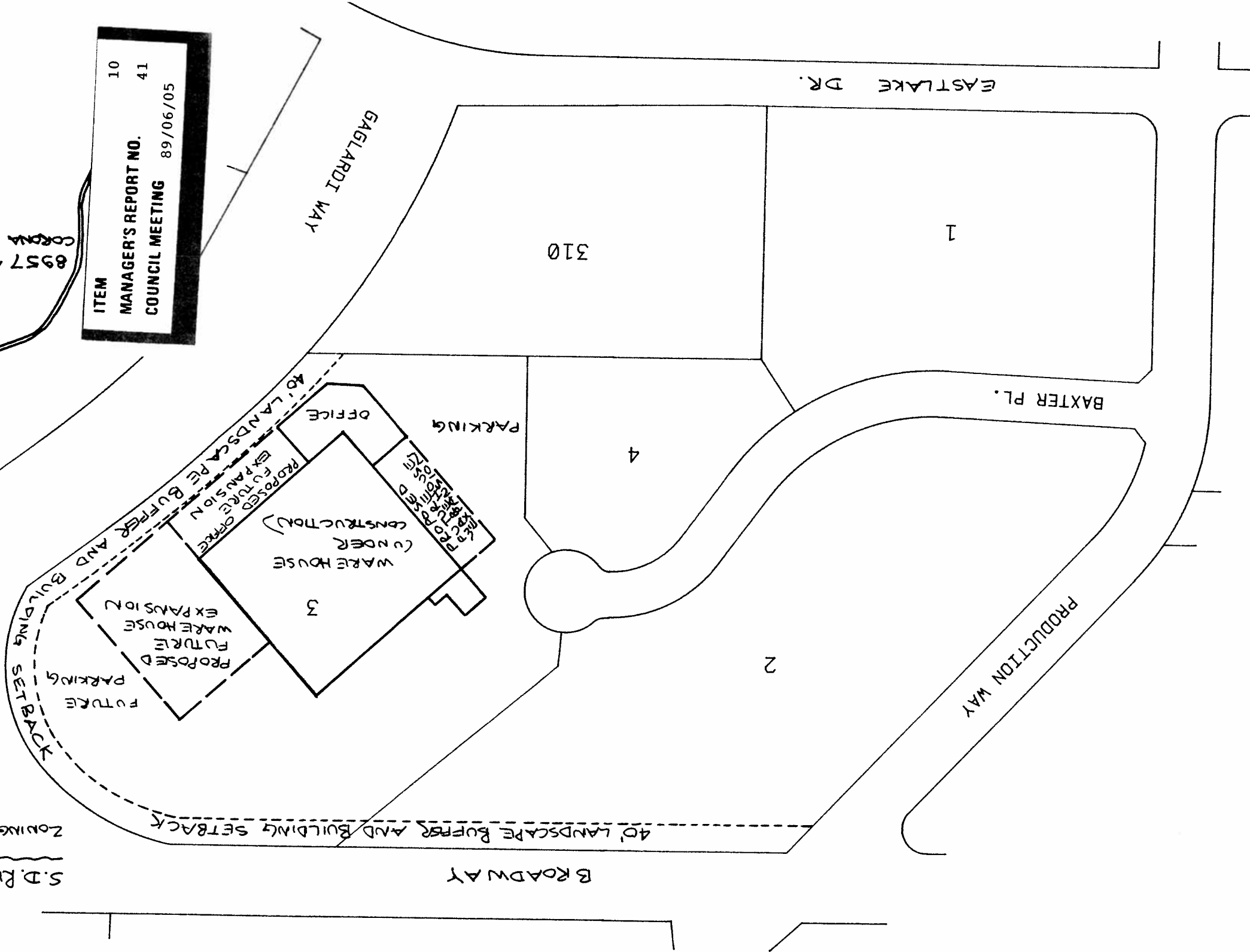
This report is submitted for the information of Council.

  
A. L. Parr  
APPROVING OFFICER

CMM:hr  
Att.

S.D. REF. # 87/86

Zoning: M3



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SCALE: 1:200M  
 1989 MAY  
 C.M.M.

