

ITEM	3
MANAGER'S REPORT NO.	43
COUNCIL MEETING	1979 06 18

RE: LETTER FROM DR. STUART K. RULKA WHICH APPEARED ON THE AGENDA
FOR THE 1979 JUNE 11 MEETING OF COUNCIL (ITEM 3)
COMPLETION OF BURNFIELD CRESCENT TO SIXTH STREET

Council on 1979 June 11 received a letter from Dr. Stuart K. Rulka regarding completion of Burnfield Crescent to Sixth Street. Dr. Rulka also appeared as a delegation on this occasion to present additional information on this matter. Comments on the proposed completion of Burnfield Crescent relative to Dr. Rulka's submission are contained in the following report from the Director of Planning. (The agenda for this meeting of Council, incidentally, contains the same items of correspondence that appeared on the agenda last week because they were resubmitted by Dr. Rulka).

RECOMMENDATION:

1. THAT a copy of this report be sent to Dr. Stuart K. Rulka, 6230 Field Place, Burnaby, B.C. V5E 3W1

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TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: COMPLETION OF BURNFIELD CRESCENT TO SIXTH STREET

1979 JUNE 12

RECOMMENDATION:

1. THAT this report be received for the information of Council.

REPORT

Council will recall that on 1979 April 02, the recommendation to immediately construct the portion of Burnfield Crescent adjacent to Sixth Street, as shown on the attached sketch, utilizing monies deposited "In Trust" and monies from the Municipal Land Development Fund, was adopted. Since the developer of the subdivision was not able to construct this section of road as the dwelling owned by Mr. Eiskamp at 6290 Sixth Street encroached into the road allowance, monies were deposited "In Trust" as a requirement of subdivision approval. The Municipality acquired the property and the demolition of the encroachment was authorized on 1978 July 04. The completion of this section of road is necessary to provide road frontage, as well as possible access, to the abutting properties. This final condition of subdivision is now being fulfilled.

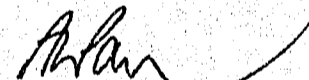
Burnfield Crescent was designed as a loop road to handle local residential traffic only, providing for two points of access to and from the abutting properties. The completion of this section of road will not encourage the

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usage of the Crescent by non-local traffic, other than visitors of the local residents, as Burnfield Crescent is not a through road. In fact, the traffic volume will be more evenly distributed and shared among the residents by the completion of two points of access. As can be noted, Burnfield Crescent is approximately 2,300 feet in length compared with the length of 700 feet on Sixth Street between the two points of access. Approximately 73 residences must utilize this crescent for access. During the design of new subdivisions, safety factors are considered with respect to fire truck access requirements. Where a road is greater than 500 feet in length, the road is provided with two points of vehicular access to and from the subdivision. The extreme length of the crescent precludes the suitability of regarding it as a cul-de-sac.

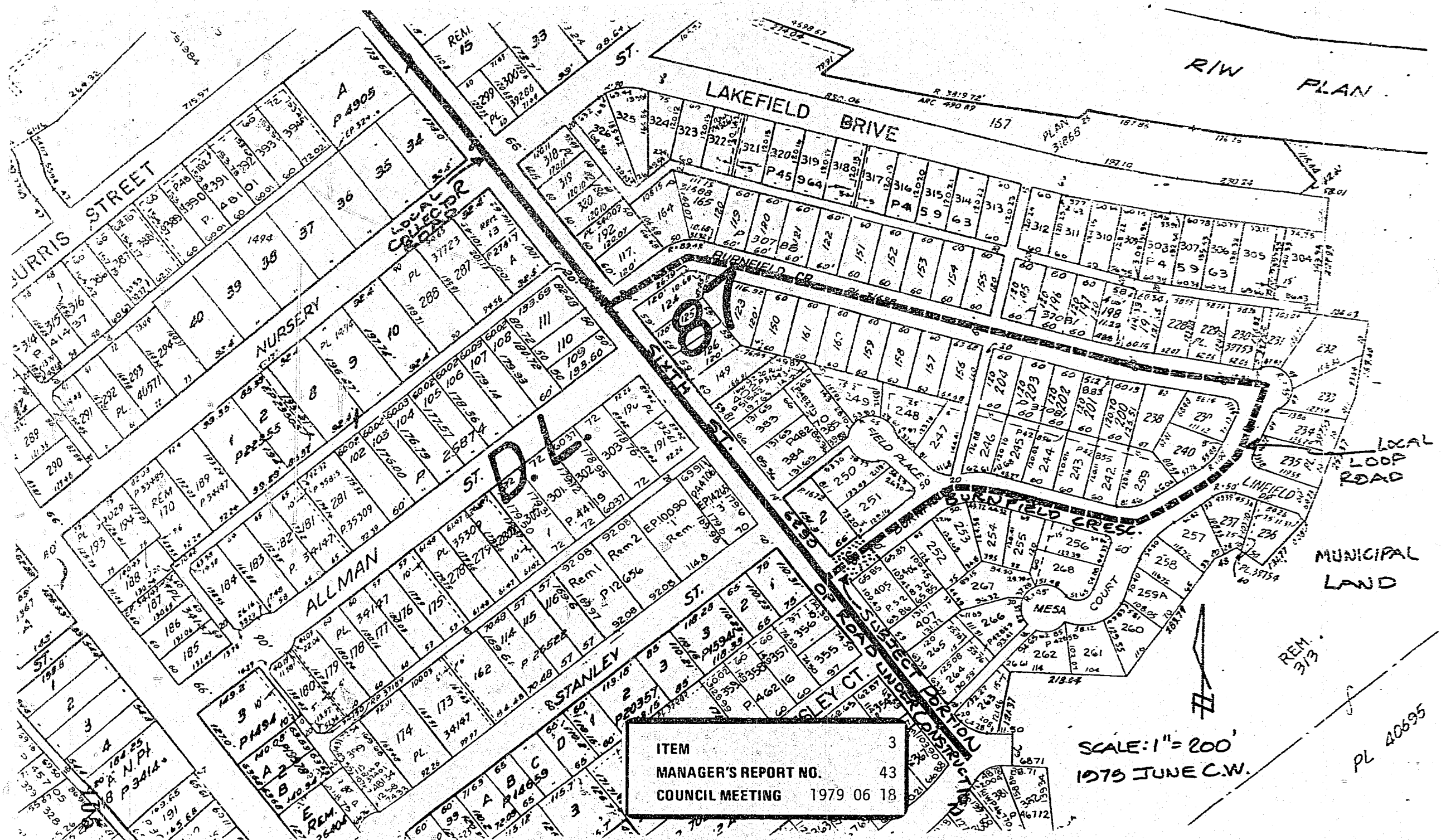
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With respect to the absence of a play area within the immediate vicinity there is no problem associated with providing facilities within existing Municipal parks to the east or west, or if there is a need to provide additional play facilities, it may be possible to allocate space for a tot-lot within the Municipal subdivision proposed to the east, although this would constitute a change on existing policies. For those children who seem to prefer to use the street as a playground, Field Place and Mesa Court would provide relatively safe street space once Burnfield Crescent is completed, as neither cul-de-sac would have to cope with turning vehicles looking for an exit from the crescent.


A. L. Parr,
DIRECTOR OF PLANNING

CW:ad
Atts.
cc: Municipal Engineer
Parks & Recreation Administrator

RIW PLAN



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SCALE: 1" = 200'
1979 JUNE C.W.

PL 40595