

14. Re: 4000 Block Carson Street
Mr. Vern Delgatty - Road Paving Petition
to Council of Sept. 2, 1971
(Item No. 5, Manager's Report No. 57, Council Meeting
Sept. 13, 1971)
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Mr. Vern Delgatty forwarded a petition to Council on September 13, 1971 asking that the road paving of the 4000 Block Carson Street be completed. The matter was tabled for one week pending a report on the matter from the Engineer.

The Engineer advises that on October 21, 1961, Mr. Delgatty applied for subdivision of his property (S.D. Ref. No. 164/69, see attached sketch) and by letter of tentative approval to him from the Planning Department of April 14, 1970, was required to make road improvements to Carson St. as estimated in the Engineer's letter of preliminary estimate dated April 8, 1970.

After receiving this information, Mr. Delgatty verbally enquired from the Engineer as to the road requirement and was told that Carson Street was to be improved to a paved lane standard which we estimated to cost \$2,000. He then wrote on April 14, 1971, asking why the Municipality had not paved this portion of the street under the paving program of 1970 and he was informed by letter on April 19, 1971 that this section of Carson St. did not warrant pavement under that program due to lack of use -- a decision of our Road Foreman. He was also advised at the same time that we confirmed the requirement as earlier stipulated that as a condition of subdivision he would be required to pave Carson St.

Subsequently, on April 30, 1971, Mr. Delgatty presented us with a letter of quotation from Carper's Service Ltd. (including the road work), paid our 4% inspection fees, and deposited a "letter of credit" and a letter of undertaking as a guarantee of his doing the work in order to gain subdivision approval (see attached).

Carson Street is actually a substandard road allowance of 33 foot width. The existing paving is actually only to a lane standard of 14 foot width because there are no lanes in the area; i.e. the street basically acts as a lane with some but not all properties having access to it. Notwithstanding that the vacant property on the south side of Carson between the end of the pavement (see attached) and Mr. Delgatty's property is owned by the Municipality, the north side of this portion is already developed privately. We cannot use our policy of sharing "outside subdivision" road costs because this policy refers to a finished street and this is only being developed to a lane allowance. The Engineer is satisfied that other similar cases to this have had to pay for interim paving work.

It is our opinion that the road improvement required under the subdivision is a requirement of Mr. Delgatty's, and the Municipality should not entertain the petition received on September 2, 1971.

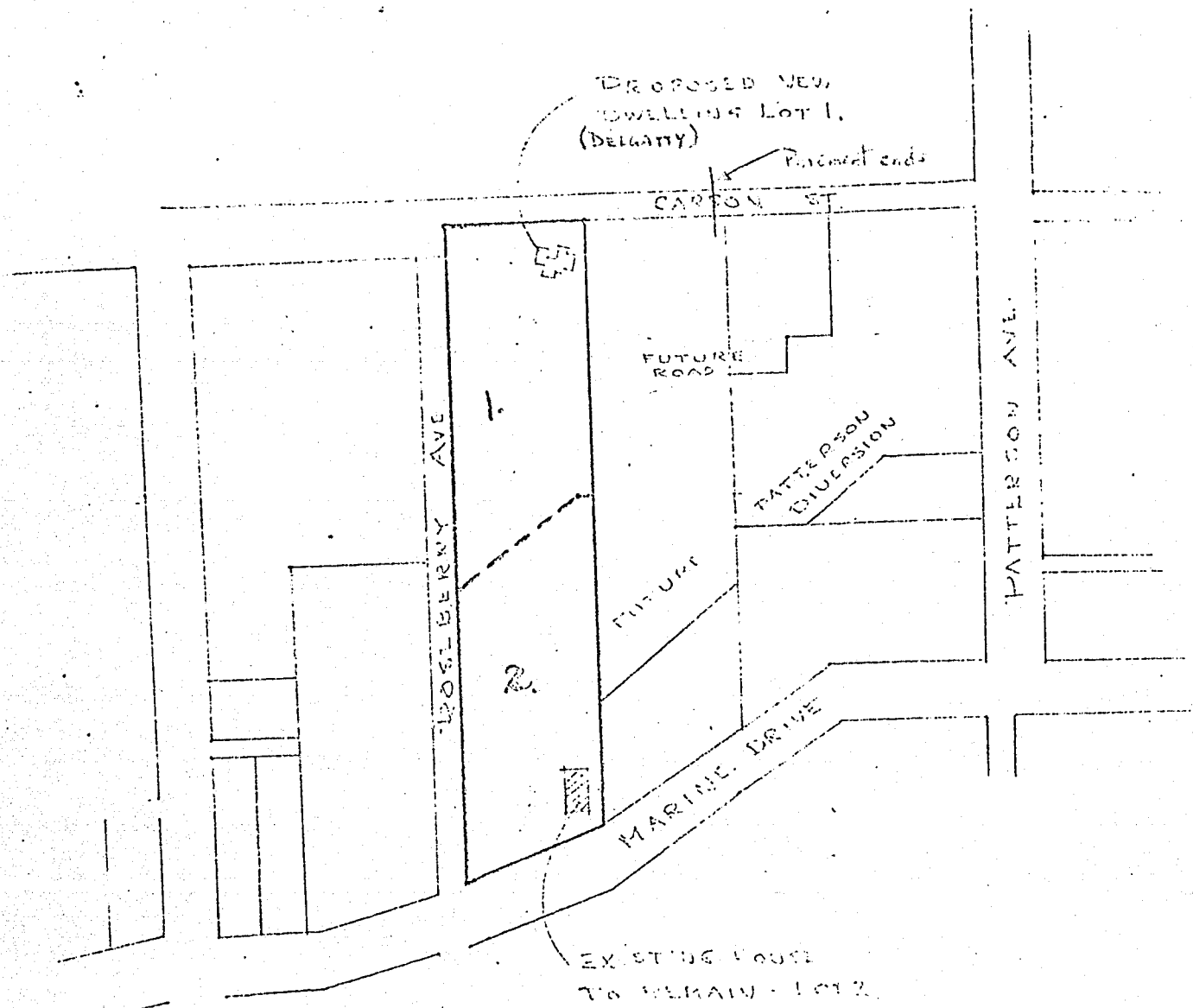
RECOMMENDATION

THAT the petitioners be advised that the road improvement is a requirement of Mr. Delgatty's subdivision.

ITEM 14

MANAGER'S REPORT NO. 59

COUNCIL MEETING Sept. 20/71



April 30, 1971.

The Corporation of the District of Burnaby,
Municipal Hall,
Planning Department,
4949 Canada Way,
Burnaby 2, B.C.

Attention: Mrs. Best

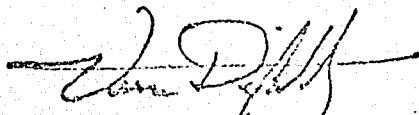
Dear Mrs. Best:

Re: Subdivision # 164/69

Please find enclosed herewith a certified cheque for subdivision service inspection fees. The cheque for \$86.00 represents 4% of \$2,150 being the water line and road paving contract I have with Carper's Service Ltd.

I trust that this completes the information you require for subdivision approval.

Yours very truly,


Vern Delgatty.

VD:bd

enc:

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