

10. Re: Petition Dated September 19, 1973
Lane East of Brantford Avenue & South of Stanley Street
Subdivision Reference #122/73

Appearing on the agenda for the October 1, 1973 Meeting of Council is a petition regarding allowance of Stanley Street as shown on the attached sketch. Mr. A. S. Gregson, a representative for some of the residents in the area, will appear as a delegation on October 1, 1973.

The approving officer in the following report explains the position that he has taken regarding this matter.

RECOMMENDATION:

THAT the Municipal Council endorse the position of the Approving Officer in that it would be unreasonable to withhold approval of the proposed subdivision for the reasons stated in his letter of September 20, 1973 to Mr. Gregson; and

THAT the Planning Department send a letter to the affected residents advising them of the implications of developing a lane, and soliciting their opinion on the merits of a lane; and

THAT if the residents wish a lane developed as a local improvement immediately, the necessary survey and dedication take place as a condition of subdivision.

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PLANNING DEPARTMENT
27 SEPTEMBER, 1973

SUBJECT: LANE EAST OF BRANTFORD AVENUE AND
SOUTH OF STANLEY STREET
SUBDIVISION REFERENCE #122/73

BACKGROUND

The Deputy Municipal Clerk is in receipt of a petition from a number of property owners on the east side of Brantford Avenue in the vicinity of Stanley Street:

- (a) advising that the Approving Officer has issued Tentative Approval of Subdivision for property described as Lot 82, D.L. 92, Plan 1146 (S.D. Ref. #122/73) without requiring the dedication of a portion of the parcel for lane purposes;
- (b) requesting that Council instruct the Approving Officer to require the provision of such lane allowance.

The Deputy Clerk requested the Approving Officer to provide Council, through the Manager, with a report on the situation concerning the petitioners. The attached letter addressed to Mr. A. S. Gregson will explain the Approving Officer's position with respect to withholding approval of the subject subdivision until the question of the lane has been resolved.

EXISTING SITUATION

I would suggest that before the matter of a need for a lane is decided, the petitioners should be made aware of the implications of lane construction. In certain instances property owners have fenced and are using portions of the undeveloped lane allowance. Also, any construction would be by means of a local improvement by-law with the costs apportioned to the property owners. Given all the facts pertaining to lane construction, the property owners could then determine the merits of developing the lane.

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If it should be concluded that provision for a lane be made, the approval of the subject subdivision would not negate this possibility as the portion acquired for parkland would be in the name of the Corporation.

RECOMMENDATION

THAT the Municipal Council endorse the position of the Approving Officer in that it would be unreasonable to withhold approval of the proposed subdivision for the reasons stated in his letter of September 20, 1973 to Mr. Gregson; and

THAT a letter be sent to the affected residents advising them of the implications of developing a lane, and soliciting their opinion on the merits of a lane.

Respectfully submitted,


A. L. Parr,
APPROVING OFFICER

PB:ea
Attchmt.

ITEM 10

MANAGER'S REPORT NO. 73

COUNCIL MEETING Oct. 1/73

D.L. 92

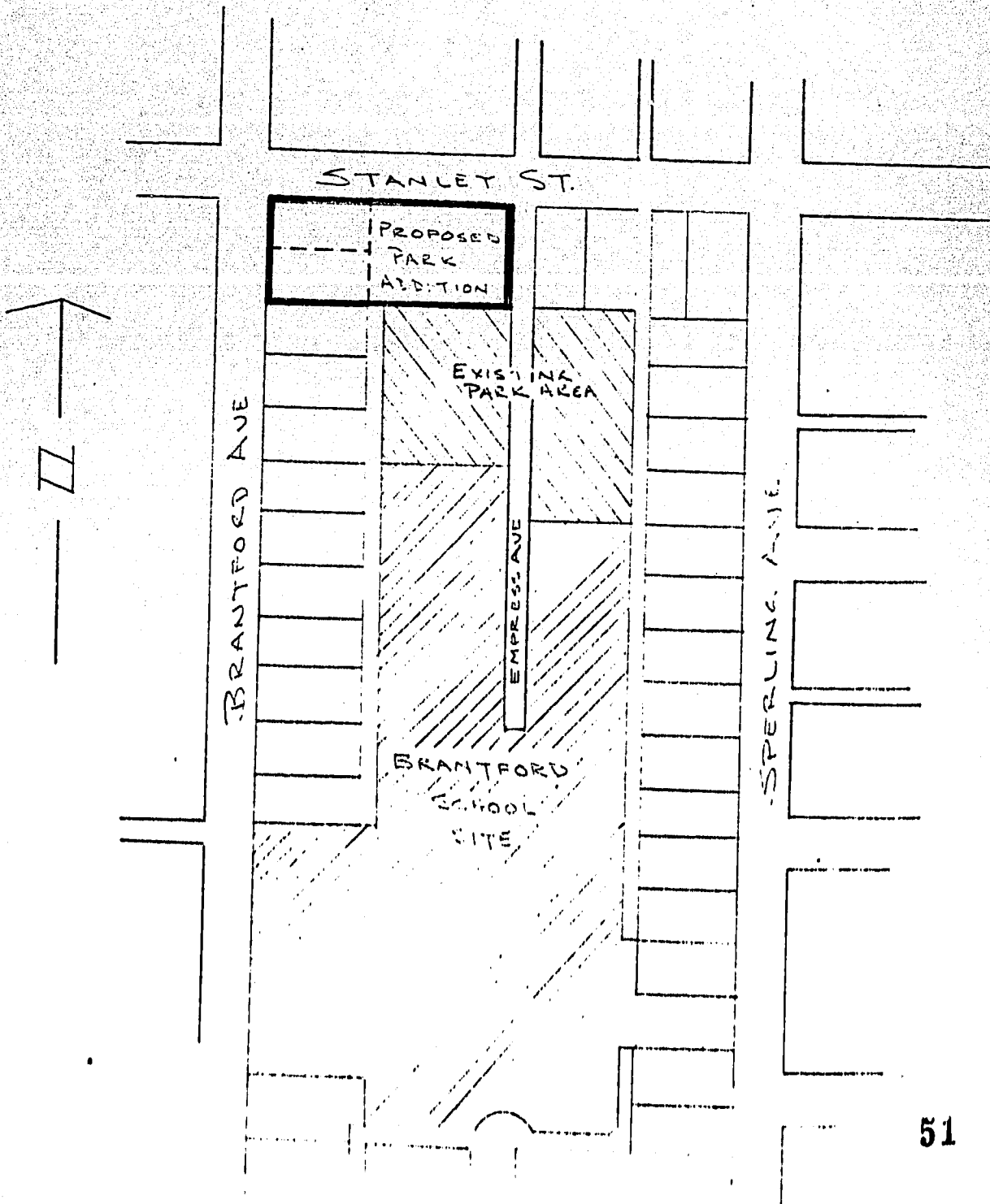
S.D. 122/73

LOT 82

ZONING R5

PLAN 1146

6316 BRANTFORD.



Planning Department

20 September 1973.

Mr. A. S. Gregson,
7367 Burns Street,
Burnaby, B. C.

Dear Mr. Gregson:

Re: Subdivision Reference #122/73
Lane Dedication

Your letter of September 19, 1973 refers.

You have requested that approval of the subject subdivision be delayed for a period of 60 days in order to give you sufficient time to present your views on the need for lane access to the Municipal Council. I would advise you that the subdivision which is being processed does not preclude the possibility of lane dedication or construction and, therefore, it would be unreasonable to withhold approval.

This subdivision will create two residential parcels fronting on Brantford Street with the balance of the land being acquired for parkland as approved by the Council on August 20, 1973. The attached sketch clearly shows that the parcel being acquired for parkland could conceivably provide land for lane dedication or construction if required. I must state, however, that it is the opinion of the Planning Staff that development of this lane would be of no advantage to the existing dwellings on Brantford Avenue.

A site inspection revealed that the dwellings on Brantford Avenue were well established and had their driveways and garages oriented towards the street. To construct the lane would appear redundant and would require considerable expense to the home owners to effect access to the lane.

In summary, I feel that we cannot justify withholding approval to the proposed subdivision for the reasons stated. I hope this adequately answers your query.

Yours truly,


A. L. Parr,
APPROVING OFFICER.

PB

PB:bp

C. Municipal Clerk