

ITEM 1

MANAGER'S REPORT NO. 92

COUNCIL MEETING Dec. 10/73

1. Re: Lane East of Brantford Avenue and South of Stanley Street
Subdivision Reference #122/73
(Item 19, Report No. 83, November 5, 1973)
(Item 18, Report No. 90, December 3, 1973)

At the December 3, 1973 meeting of Council, the Planning Department was instructed to provide Mr. A. Gregson with copies of correspondence from the School Board relative to the question of the subject lane development. This correspondence has been mailed to Mr. Gregson and copies are attached for the information of Council.

This is for the information of Council.

BOARD OF SCHOOL TRUSTEES
SCHOOL DISTRICT NO. 41
BURNABY

ITEM 1
MANAGER'S REPORT NO. 92
COUNCIL MEETING Dec. 10/73

TELEPHONE 299.0611

5325 KINCAID STREET
BURNABY 2. B. C.

October 26, 1973

Mr. A. L. Parr,
Approving Officer,
Planning Department,
Corporation of Burnaby,
4949 Canada Way,
Burnaby 2, B.C.

Dear Sir:

Re: Subdivision Reference #122/73 - Proposed
Lane Development East of Brantford Avenue
and South of Stanley Street

This will acknowledge your letter of October 24th concerning the above.

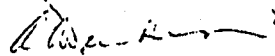
When the matter of access to a possible lane was presented to the Board, this was done without any consideration to other problems which might develop, and while it would appear that the use of the word "easement" is incorrect, the intent is quite clear.

The Board is prepared to extend its full cooperation to the Corporation and does not appear to want to be an arbiter over matters relating to the development of lanes, roads, etc.

While I have not discussed this particular question with the Board, I have found that those school sites which do not have lanes or roadways around their periphery are safer, with less likelihood of the school being "invaded" by transients after dark. I would anticipate that if there was a high density of traffic on the access road into the Brantford School as it now exists, this would precipitate special measures having to be taken to protect the elementary students.

No further action will be taken in this matter, in any case, until I hear further from you.

Yours truly,



A. C. Durkin,
SECRETARY-TREASURER

ACD:df

cc: Mr. C. J. Murnane

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COUNCIL MEETING Dec. 10/73

PLANNING DEPARTMENT

24 October, 1973

Mr. A.C. Durkin,
Secretary-Treasurer,
Board of School Trustees,
School District No. 41,
5325 Kincaid Street,
Burnaby 2, B.C.

Dear Mr. Durkin:

Re: Subdivision Reference #122/73
Proposed Lane Development East of Brantford Avenue
and South of Stanley Street

I refer to your letter of October 19, 1973 relative to the subject item.

I would advise you that the connection of the lane right-of-way through to Brantford Avenue in the area of the Brantford School must be by means of a dedicated right-of-way, rather than by the granting of an easement on the access road as per the recommendation which was approved by the School Board. Attached is a sketch showing those lands which would be required for lane development.

Would you kindly advise this department if the School Board is amenable to this dedication.

Yours truly,

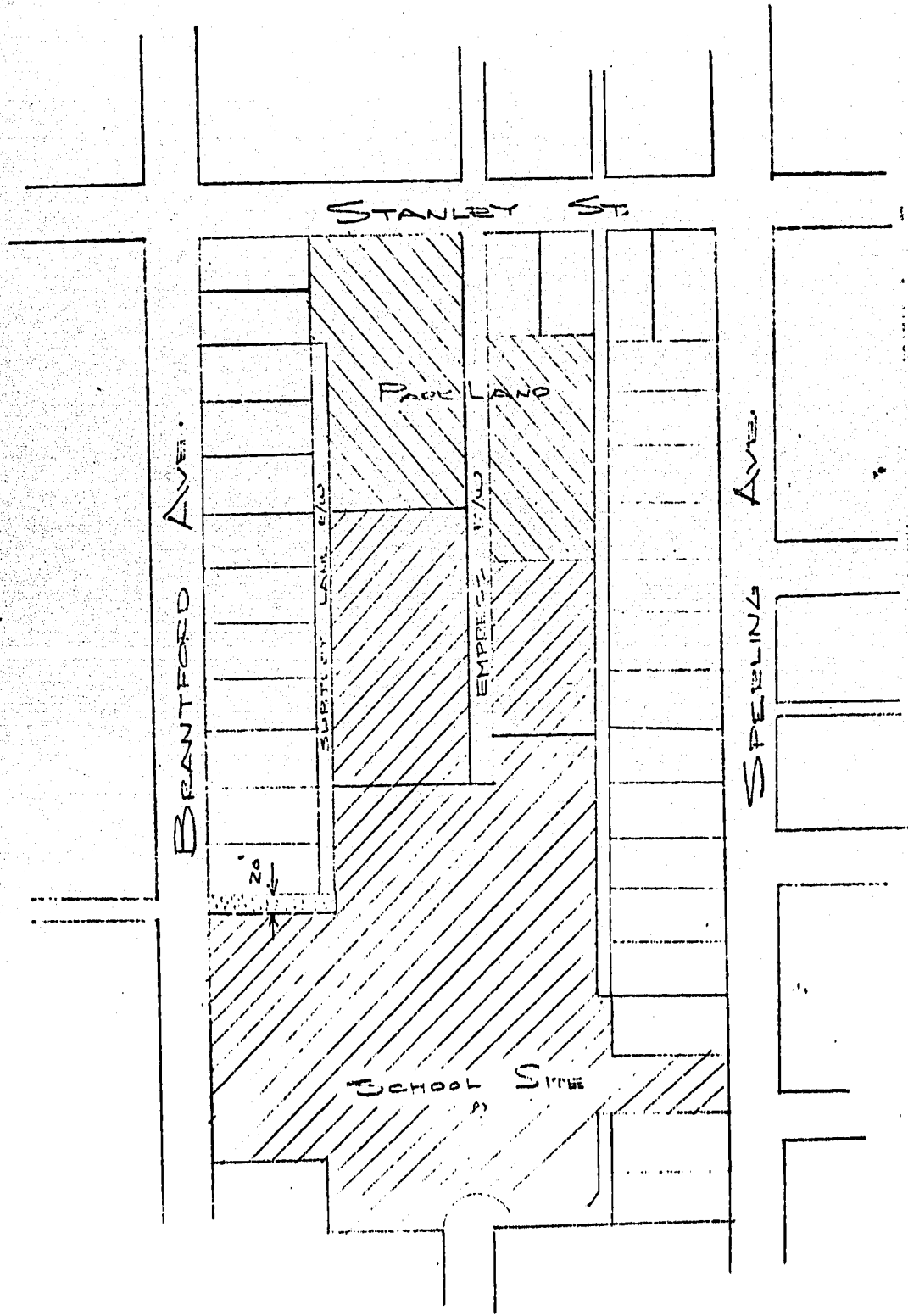

A. L. Parr,
APPROVING OFFICER

PB
PB:ea
Attchmt.

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MANAGER'S REPORT NO. 92
COUNCIL MEETING Dec. 10/73

S.D. 122/73

SKETCH ACCOMPANYING OCT. 24 LETTER
TO SEC./TREASURER OF SCHOOL BOARD.



PLANNED LANE DEDICATION

1" = 200' 7/12
12/10/73 4

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BOARD OF SCHOOL TRUSTEES
SCHOOL DISTRICT NO. 41
BURNABY

TELEPHONE 299.0611

5325 KINCAID STREET
BURNABY 2, B. C.

October 19, 1973

Mr. A. L. Parr,
Director of Planning,
The Corporation of the District
of Burnaby,
4949 Canada Way,
Burnaby 2, B. C.

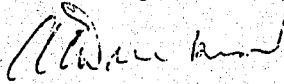
Dear Mr. Parr:

This will acknowledge your letter of October 15th concerning
the "Proposed Lane Development East of Brantford Avenue and
South of Stanley Street".

In this connection I am attaching a copy of my letter of
October 12th to Mr. E. E. Olson together with attachments
which is self-explanatory.

If you require any further information please advise.

Yours truly,


A. C. Durkin,
SECRETARY-TREASURER

ACD:vc

atts.

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MANAGER'S REPORT NO. 92

COUNCIL MEETING Dec. 10/73

October 12, 1973

Mr. E. E. Olson,
Municipal Engineer,
Corporation of Burnaby,
4949 Canada Way,
Burnaby 2, B. C.

Dear Sir:

I am attaching a copy of a letter received from Mr. A.S. Gregson of 6376 Burns Street under date of October 2nd, which is self-explanatory (reference your file V50 1M2 of October 1st).

In this connection the following recommendation to the Board has been approved:

"That the Secretary-Treasurer be directed to advise the Municipal Engineer that if a request were received from the Corporation of the District of Burnaby for the granting of an easement on the access road, this would be approved by the Board, subject to the necessary order-in-council."

The above is self-explanatory. The Board is prepared to extend its full cooperation.

Yours truly,

A. C. Purkin,
SECRETARY-TREASURER

ACD:df

cc: Mr. A.S. Gregson - Refers to yours of October 2nd.

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MANAGER'S REPORT NO. 92

COUNCIL MEETING Dec. 10/73

RECEIVED
OCT-4 1973
BURNABY
SCHOOL BOARD

6376 Burns Street,
Burnaby, B. C.

October 2, 1973.

Burnaby School Board,
5325 Kincaid Street,
Burnaby, B. C.

Attention: A. C. Durkin:

Dear Sir:

I am writing on behalf of myself and the property owners on Brantford Street whose properties are adjacent to the school grounds of the Brantford Street School.

You may note from your records that an unserviced dedicated lane runs north from the school grounds toward Stanley Street at the rear of our properties. You may also note that the lane ends at the school grounds.

Enclosed is a copy of a letter from the Municipal Engineer which indicates that our lane would not be constructed due to the fact that at the present time entrance and exit could only be gained from the north end by dedication of lane allowance of upon subdivision of Lot 82, D.L. 92, Plan 1146.

I note that lane allowance is dedicated at the rear of all other properties adjacent to this lane.

Municipal Council indicated October 1, 1973 at a regular council meeting that land would be dedicated and a lane constructed should the majority of property owners make a request for such. They did not however inform us of the enclosed letter which was also written October 1, 1973.

It would now appear that in order for us to obtain a serviced lane, that an entrance from Brantford Street running in a easterly direction along the north side of the school grounds for a distance of 158 ft. approx to meet the existing lane may be required. I believe the width required would be 20 feet.

Would you please advise me as to what may be the attitude of the school board if asked to allow a lane across the north boundary of school board land as described above.

Thanking you I am,

Yours truly,

A.S. Gregson

A.S. Gregson

ASG/sg

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THE CORPORATION OF THE DISTRICT OF BURNABY

MUNICIPAL HALL
4949 CANADA WAY.
BURNABY B C
V5G 1M2
TELEPHONE 299-7211

October 1, 1973

The Office of the Engineer

A. S. Gregson
6376 Burns Street
Burnaby, B. C.

Dear Sir:

Re: Lane Construction Policy

In reply to your letter of September 21, 1973, requesting information on lane construction policy, please be advised that such policy dictates that lane allowances, required for construction, shall be dedicated at the nominal cost of one dollar to the Corporation and that a petition representing 2/3 of the property owners shall be submitted to Council for the construction and paving of the lane. The 2/3 majority shall represent at least 50% of the assessed value of the abutting parcels. The present rate per assessed foot on a maximum of 66 feet is \$0.257 annually for a period of 5 years.

A petition form for any given lane will be supplied by the Municipal Clerk's office on request providing that the lane qualifies for construction under the terms of the policy.

If the lane that you have in mind is behind your property on Brantford Avenue, we would advise you that the above procedure cannot be used as the lane has no dedicated outlet at the present time.

Yours truly,

E. E. Olson
MUNICIPAL ENGINEER

CRW:wlb

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COUNCIL MEETING Dec. 10/73

PLANNING DEPARTMENT

15 October, 1973

Mr. A. C. Durkin,
Secretary-Treasurer,
Burnaby School Board,
5525 Kincaid Street,
Burnaby 2, B.C.

Dear Mr. Durkin:

Re: Subdivision Reference #122/73
Lot 227, D.L.92, Plan 30835 Lot 231, D.L.92, Plan 28507
Lot 233, D.L.92, Plan 31742 Lot 234, D.L.92, Plan 27931
Lot 232, D.L.92, Plan 28307 Lot 235, D.L.92, Plan 31402
 Lot 234, D.L.92, Plan 36217

Proposed Lane Development East of Brantford Avenue
and South of Stanley Street

With reference to a request initiated by a Mr. A. S. Gregson that a lane allowance be dedicated from Lot 82 described above as a condition of that parcel being subdivided, the Municipal Council directed the Planning Department to send a letter to the affected property owners advising them of the implications of developing a lane and soliciting their opinion on the merits of the matter. If those owners express a desire for a lane at this time, as a Local Improvement, the Planning Department will require the necessary survey and dedication of the land for lane purposes.

We have conducted a site inspection of the lane right-of-way and assessed the need for lane construction. The existing dwellings on Brantford Avenue are well established and have their driveways and garages oriented towards the street. Construction of the lane would require an expense to the home owners to effect access to the lane, and would further require the removal of a number of trees, both native and ornamental. No provision has been made for connection of the lane right-of-way to Brantford Avenue in the area of Brantford School, and consequently, if the lane were developed, it would become a dead-end lane approximately 800 feet long, although it would provide secondary access to the houses on Brantford Avenue.

The Municipal lane construction policy dictates that a petition representing two-thirds of the property owners shall be submitted to the Council for the construction and paving of the lane. The two-third majority shall represent at least 50% of the assessed value of the abutting parcels. The present rate per assessed foot, on a maximum of 66 feet, is \$0.257 annually for a period of five years.

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Mr. A. C. Dirkin.

-2-

15 October, 1973

As Burnaby School Board is the registered owner of property
addressed as noted hereunder:

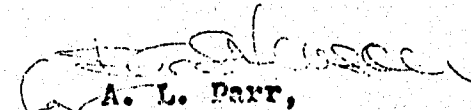
6407 Empress Avenue	6377 Empress Avenue
6409 Empress Avenue	6357 Empress Avenue
6397 Empress Avenue	6341 Empress Avenue
6490 Empress Avenue	

would you kindly advise the Planning Department by October 30,
1973, of your opinion on development of the subject lane.

Yours truly,

PB

PB:ca


A. L. Parr,
DIRECTOR OF PLANNING