

14. Re: Proposed Cul-de-sac on Palm Avenue  
Lots 13 and 14, Block 4/5, D.L. 98, Plan 2066  
Preliminary Plan Approval #2092

Following is a report from the Director of Planning regarding the proposed construction of a cul-de-sac on Palm Avenue.

RECOMMENDATION:

THAT the Director of Planning's recommendation be adopted.

\* \* \* \* \*

June 21, 1973

Mr. M. J. Shelley  
Municipal Manager

RE: Proposed Cul-de-Sac, Palm Avenue  
Preliminary Plan Approval #2092  
Lots 13 & 14, Block 4/5, D.L. 98, Plan 2066

Under application for Preliminary Plan Approval the Planning Department has been working with the owners of the captioned property on a proposal to construct an industrial building of approximately 10,000 square feet on Lots 13 and 14 shown on the attached Sketch "A". Discussion with them over the matter of access to the site and on-site circulation has brought to light the definite need for improvement to the existing street and lane services.

Palm Avenue is currently a dead-end street running from Imperial Street to the B. C. Hydro Railway right-of-way with no provision for turnaround of industrial traffic in the area. The lane at the rear of this property is currently unconstructed. Both of these factors combine to make access to this site difficult and to encourage industrial traffic to utilize the existing street allowance plus adjacent private property to turn their vehicles.

To alleviate this problem, and to eliminate the undesirable dead-end street, the Transportation Planner has suggested that Palm Avenue be cul-de-sac'd. An acceptable design would require a cul-de-sac with a minimum radius of 50 feet (attached Sketch "B"). With the existing road allowance being only 66 feet, thus giving a 33 foot radius, it would be necessary to acquire a portion of the subject properties. The area and cost involved have been estimated at approximately 950 square feet and \$1850.00 respectively.

The developers of the subject sites have indicated their willingness to sell the necessary piece of land to the Corporation and have submitted revised drawings reflecting the ultimate cul-de-sac arrangement. They have, however, requested that consideration be given to the dedication of this 950 square feet in return for the Corporation constructing the lane at the rear of the site. The lane construction costs have been estimated by the Engineer at \$2000.00.

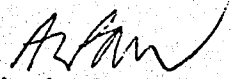
Although the estimated costs of the land required for the cul-de-sac and the construction of the lane are close, it is our opinion that handling each matter separately would be much less cumbersome to both the owners of the property and the Corporation and would provide for the least delay in issuing the necessary development permits. We would therefore recommend that the two items be dealt with separately.

Recommendation

In consideration of the aforementioned, it is recommended that:

1. Council approve in principle the creation of a cul-de-sac on the south end of Palm Avenue as shown on the attached Sketch "B",
2. Authority be given to the Land Agent to negotiate the purchase of that portion of Lots 13 and 14 required for the cul-de-sac, and
3. As a separate item from (2) above the developer be responsible for the cost of constructing the lane.

Respectfully submitted,

  
A. L. Parr  
DIRECTOR OF PLANNING

KAF:jl

Attachments

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 MANAGER'S REPORT NO. 47  
 COUNCIL MEETING June 25/73

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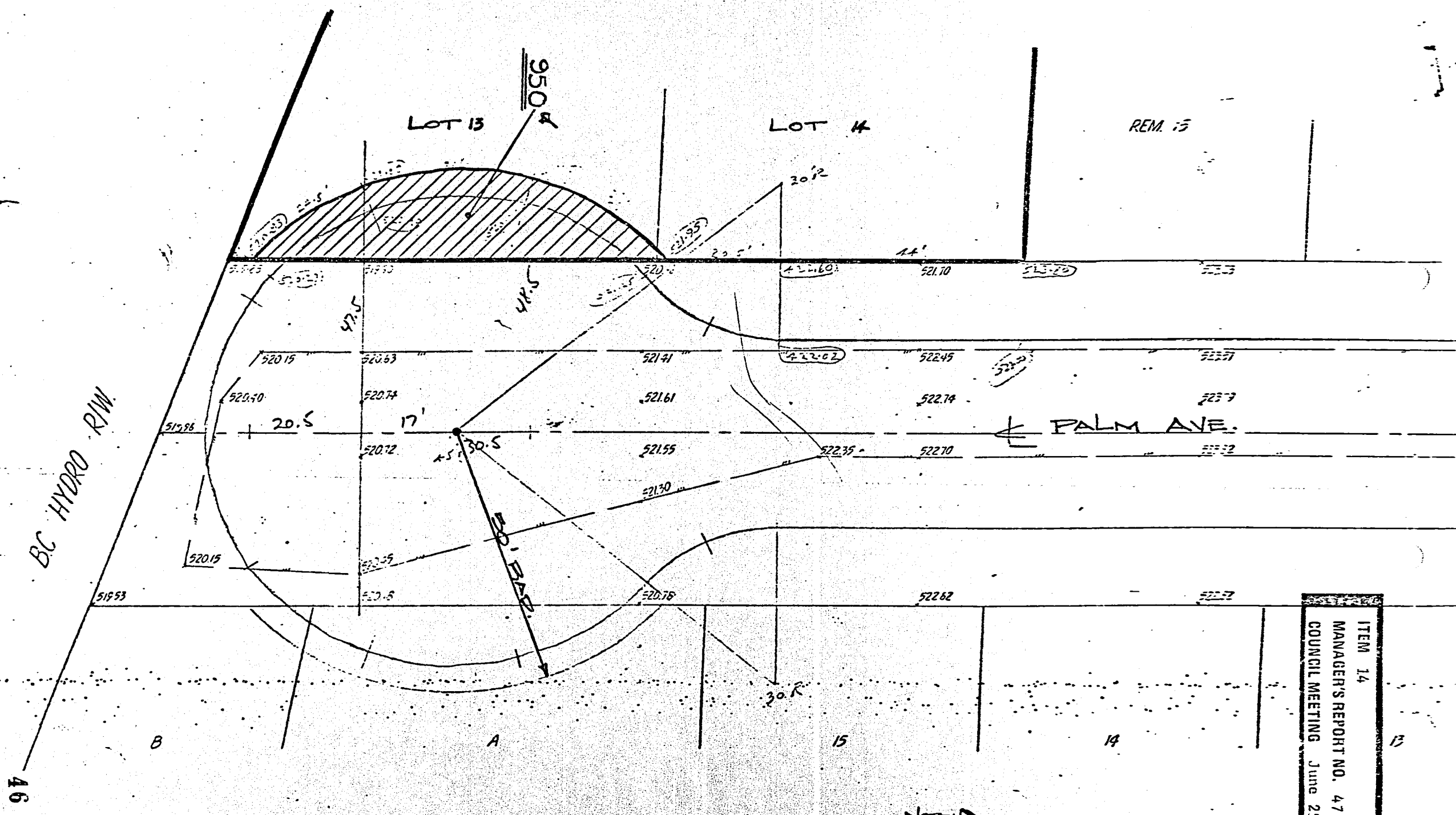


D.L. 98



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