

9. Re: Proposed Lane Truncation  
3721 E. Georgia Street (D. Funaro)  
(Item 14, Report No. 69, September 17, 1973)

Following is a report of the Municipal Engineer dated December 20, 1973 regarding the above.

Council on September 17, 1973 received the attached report regarding the proposed truncation of a corner from the subject lot for the purpose of providing an adequate turning radius for vehicular traffic on an abutting lane. Council did not adopt the recommendation that an "expropriation by-law be given consideration." Council instead directed removal of the lane pavement that encroaches onto the subject property.

The Engineer advises that Mr. Funaro received verbal permission from the Engineering Department to erect a wall over a portion of the encroaching pavement (the pavement was used as a base). The encroachment was, therefore, not removed. The portion that presently extends beyond the existing wall onto Mr. Funaro's property will be removed by the Engineering Department when Mr. Funaro gives his permission for this work to be done.

The catch basin that encroached onto Mr. Funaro's property has been relocated.

RECOMMENDATION:

THAT the Land Agent be authorized to negotiate for the lane truncation.

\* \* \* \* \*

TO: MUNICIPAL MANAGER  
FROM: MUNICIPAL ENGINEER  
RE: PROPOSED LANE TRUNCATION  
3721 GEORGIA STREET ( D. FUNARO)

DECEMBER 20, 1973

The matter of the required lane truncation at the above-named address has arisen again as a result of complaints from neighbouring property owners to the effect that it has now become extremely impossible to negotiate the corner at the intersecting lanes. The recent development which has caused the problem is the construction of a stone wall ranging in height from 1½ feet to 3 feet which, although contained within Mr. Funaro's property, appears to project well into the lane because of the lack of a truncation.

The attached sketch No. L.1512 indicates the problem that vehicles of the size of a department store delivery van or a garbage truck would have in turning the corner which would actually require forward and backward movement onto other private properties. An inspection this afternoon has confirmed that even a normal sized motor vehicle would find it extremely difficult and hazardous to turn the corner without hitting the corner of the stone wall.

RECOMMENDATION:

THAT the Land Agent be authorized once again to attempt to negotiate with Mr. Funaro for the acquisition of a 20 by 23 foot truncation shown on the attached sketch and failing this the Municipal Council authorize expropriation if necessary for the acquisition of the truncation in order to restore the pavement in a manner which will permit normal turning movements at the lane intersection.

VK:wlb  
Att.

cc: ( ) Planning Director  
( ) Municipal Solicitor  
( ) Land Agent

*E.E. Olson*  
MUNICIPAL ENGINEER

ITEM 14

MANAGER'S REPORT NO. 69

COUNCIL MEETING Sept. 17/73

14. Re: Lane Truncation  
N.W. Corner of Lot 2, Blk. 1, D.L. 116S½, Plan 1439  
3721 East Georgia Street

The Municipality during the spring of this year received a request for permission to construct a triplex on the subject property. Permission was denied because the R5 zoning does not allow for this type of structure in the area. The owner was advised that he could apply for a duplex development, or alternatively, for a rezoning to permit construction of a triplex. The owner was further advised that should he exercise the latter alternative, staff would not recommend the proposed multiple family dwelling zone that would be required for a triplex because the area is not within the recognized apartment zone as provided in the Apartment Study.

As shown on the attached sketch, a lane parallels the north and west sides of the property. Because the turning radius for vehicular traffic at the northwest corner of the property is inadequate, the Engineering Department desires to have a portion truncated at the northwest corner. Efforts to negotiate acquisition of the required truncation have not been successful.

The owner has proposed a settlement whereby the Municipality, in exchange for the truncation, would approve an application for construction of a triplex on the property. The owner was advised that these terms are not acceptable to the Municipality.

The owner has called attention to the presence of a Municipal catch basin that encroaches approximately 1.5 feet onto the property as shown on the attached sketch. Municipal work crews have been directed to take immediate action to have this basin removed.

In summary, the property must be truncated to provide a suitable turning radius in the lane at the northwest corner of it. Negotiations to acquire the truncation have been unsuccessful, and it is, therefore, requested that the truncation be expropriated. Negotiation for the truncation would continue with the owner's Solicitor during the expropriation process.

It is anticipated that the proposed expropriation law will be placed on the Agenda for consideration on September 24, 1973.

RECOMMENDATION:

THAT the expropriation bylaw be given consideration.

ITEM 9  
MANAGER'S REPORT NO. 96  
COUNCIL MEETING Dec. 27/73



(3707) 11 13 23 25 30 51 63 75

### PENDER 710

(7.0) 12 10 50 60 68 74

50	-	-	-	-	-	-	-	-	-
122	2	3	4	5	6	7	8	9	10

MANAGER'S REPORT NO. 69  
COUNCIL MEETING Sept. 17/73

ITEM 9  
MANAGER'S REPORT NO. 96  
COUNCIL MEETING Dec. 27/73

20	1/2		33	33	33	33	33	33	33
19	1/2		17	15	14	13	12	12	12
50						50	33	67	

(3705) 21 33 41 47 51 71 93 95 3799

### FRANCES 740

04 10 24 27 34 40 46 58 74 84 (3794)

1	2	3	4	5	6	7	8	9	10
122									

REQUIRED TRUNCATION

36.5	50.5	115	165	113.81	99	53.3	119.2	114.6
115	115	115	115	115	115	115	115	115

### GEORGIA

32 36 60 86 3790

114	50	49		99	78
79	79	79	79	79	79

53	53	53	53	53	53
79	79	79	79	79	79

(3701) 17 27 45 53 57 71 95 (3799)

### UNION 710

22 26 36 44 56 58 70 80 3792

114	114	114	114	114	114
114	114	114	114	114	114

114	114	114	114	114	114
114	114	114	114	114	114

ESMOND AVENUE

1	2
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20	19
50	-

50	-
1	2

10	13
10	13

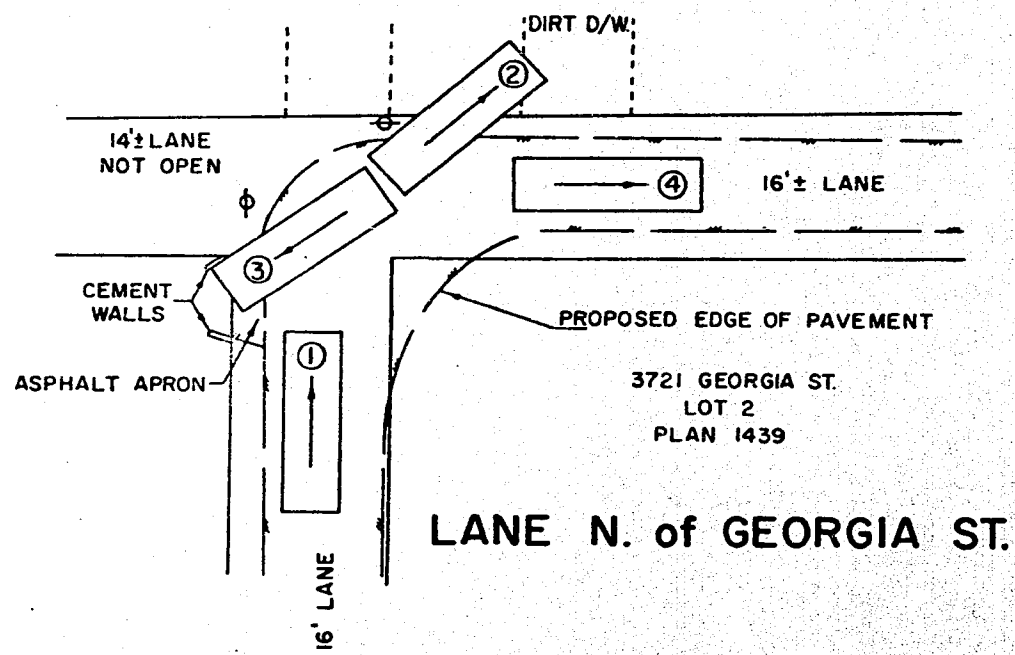
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101	52

101	52
101	52

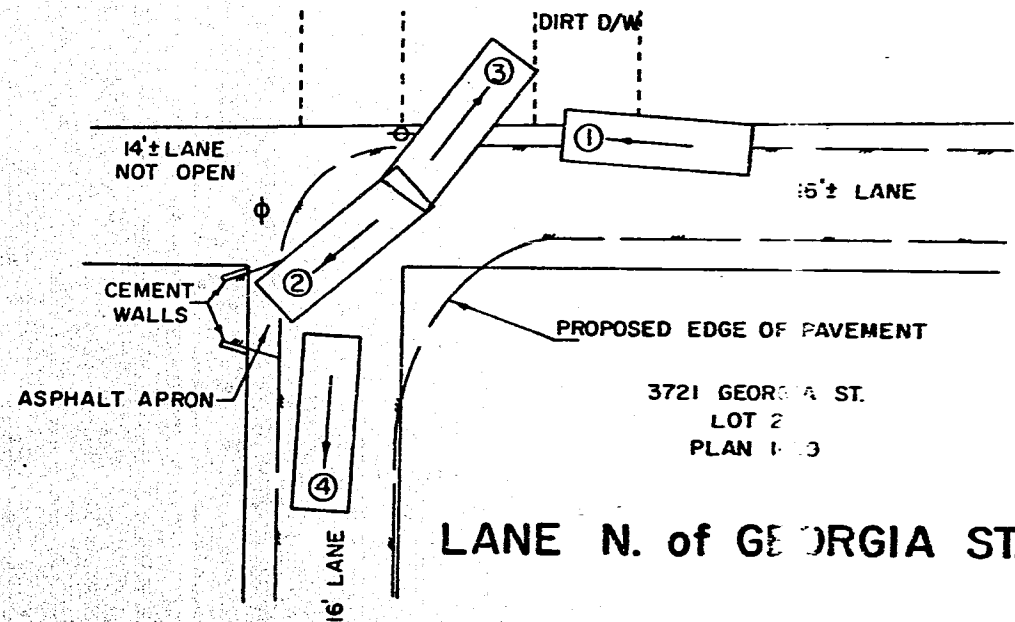
101	52
101	52

44
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99  
P.S.



Traffic North to Eastbound.



Traffic West to Southbound.

ITEM 9  
 MANAGER'S REPORT NO. 96  
 COUNCIL MEETING Dec. 27/73

PROP. TRUNCATION  
 LANE N. GEORGIA at LANE  
 E. BOUNDARY THRU LOT 2,  
 PL. 1439, 3721 GEORGIA ST.

CORPORATION OF THE DISTRICT OF BURNHAM		SCALE NOT TO SCALE
ENGINEERING DEPARTMENT		DATE DEC. 20, 1973
DESIGNED BY	DESIGN DIVISION	DRWS NO. 1512
DRAWN BY H. SMITH		
CHECKED BY		
APPR'D BY		

DATE	REVISION

BY-LAW PLAN TO ACCOMPANY THE CORRECTION OF THE DISTRICT OF BURNABY ROAD EXPROPRIATION BY-LAW NO. 96 FOR A PORTION OF LOT 2, BLOCK 1, SOUTH HALF OF D.L. 116, PLAN 1439, GP. 1, N.W.D.

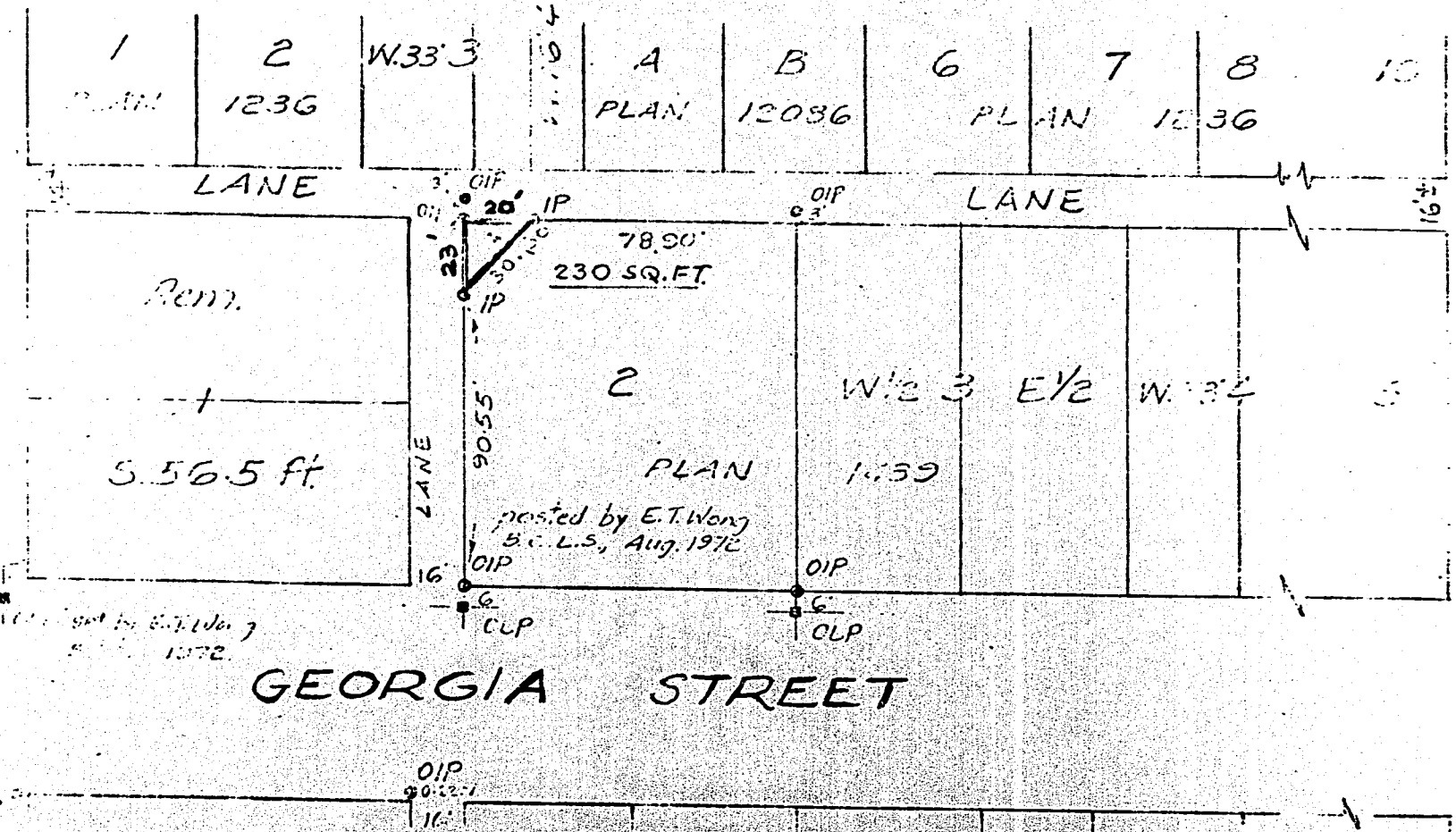
Scale: 1 in. = 50 ft.

Legend:

Bearings are astronomic and derived from plan 23212.

- OLP denotes old lead plug found
- OIP denotes old iron post found
- IP denotes iron post set

BOUNDARY ROAD



ESMOND AVENUE

PLAN 1439

ITEM 9  
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COUNCIL MEETING Dec. 27/73