

24. Re: Letter Dated August 20, 1973 from Mr. Joe Corsi,  
3837 Moscrop Street, Burnaby 1, B.C.  
Request for the Construction of a Lane

Appearing on the Agenda for the September 4, 1973 meeting of Council is a request from Mr. Joe Corsi to appear as a delegation for the purpose of discussing lane access to four properties on Moscrop Street and Smith Avenue. Following is a report from the Director of Planning regarding this matter.

RECOMMENDATIONS:

THAT the proposed lane as shown on the attached sketch #2 be constructed subject to the following conditions:

- a) The requisite lane dedications are obtained from Lots A, 184, 185, 52, 53 and 54.
- b) The Provincial Government agrees to the lane exchange situation involving Lots 193 and 194.
- c) Legal survey costs involving Lots A, 184, 185, 52, 53 and 54 are met by the subject applicants.
- d) The funds for designing and constructing the necessary lane are obtained by Local Improvement Bylaw, which is initiated by a petition of the affected owners.

\* \* \* \*

PLANNING DEPARTMENT  
SEPTEMBER 4, 1973  
File Ref: #12.110

SUBJECT: REQUEST FOR LANE BY OWNERS OF  
LOTS 184, 185, 52 and 53, BLOCK 36,  
G.P. 1, D.L. 35  
ADJACENT TO SITE 4 - INMAN/LISTER,  
PROVINCIAL LAND ASSEMBLY

Background

A letter dated August 20, 1973 was received from Mr. J. Corsi, the owner of Lot 185, on behalf of himself and the owners of Lots 184, 52 and 53. (See attached letter and sketch.) The owners of these lots have requested that a lane be constructed providing access to the rear of their lots.

For information, the subject homes fronting onto Smith and Moscrop Streets have been built recently. Each lot has a private driveway access at present off Smith or Moscrop.

On April 30, 1973, Council gave final approval to the sale of an adjacent site, Site 4 - Inman/Lister, to the Province. Thus at the present time, the Province is the nominal owner of the subject site. The actual transfer of title will be carried out upon the completion of all servicing arrangements, including survey plans, design, and construction, by the Municipality. The survey plans and servicing design drawings are virtually complete. Construction is to proceed shortly.

The Province, through its agent the G.V.R.D. Housing Department, had proposed and agreed to the final subdivision layout which was approved by Council.

Comments

The Planning Department has studied the matter concerning further lanes in this area. The attached sketch #2 outlines an amenable arrangement of lanes.

This sketch indicates that:

- a) Lane dedications will be required by Lots A, 184, 185, 52, 53, and 54. Lot 55 would have direct driveway access if desired from the new road to the north.

- b) On the Provincial site, Lot 194 would gain added area and Lot 193 would be reduced in size by required dedications. The Province would have to give specific approval to the outlined dedication exchange. General concurrence with the proposed new lane layout should be obtained from the Province.

The Municipal Surveyor would be requested to adjust the completed subdivision plan before registration.

- c) Survey costs for lane dedications should be met by the subject applicants.
- d) The cost of lane construction is the responsibility of the affected owners. The usual practice is that funds for lane construction are obtained by Local Improvement Bylaw.

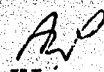
Recommendation

Due to the complex nature of the lane dedication and provision process for this site, the Planning Department recommends that the proposed new lane in this area (attached sketch #2) not be approved unless:

- a) The requisite lane dedications are obtained from Lots A, 184, 185, 52, 53 and 54.
- b) The Province agrees to the lane exchange situation involving Lots 193 and 194.
- c) Legal survey costs involving Lots A, 184, 185, 52, 53 and 54 are met by the subject applicants.
- d) The funds for designing and constructing the necessary lane are obtained by Local Improvement Bylaw, which is initiated by a petition of the affected owners.

Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING.

  
KI:cm  
Attachments

c.c. Engineering

Aug 20/73  
Bernaly BC

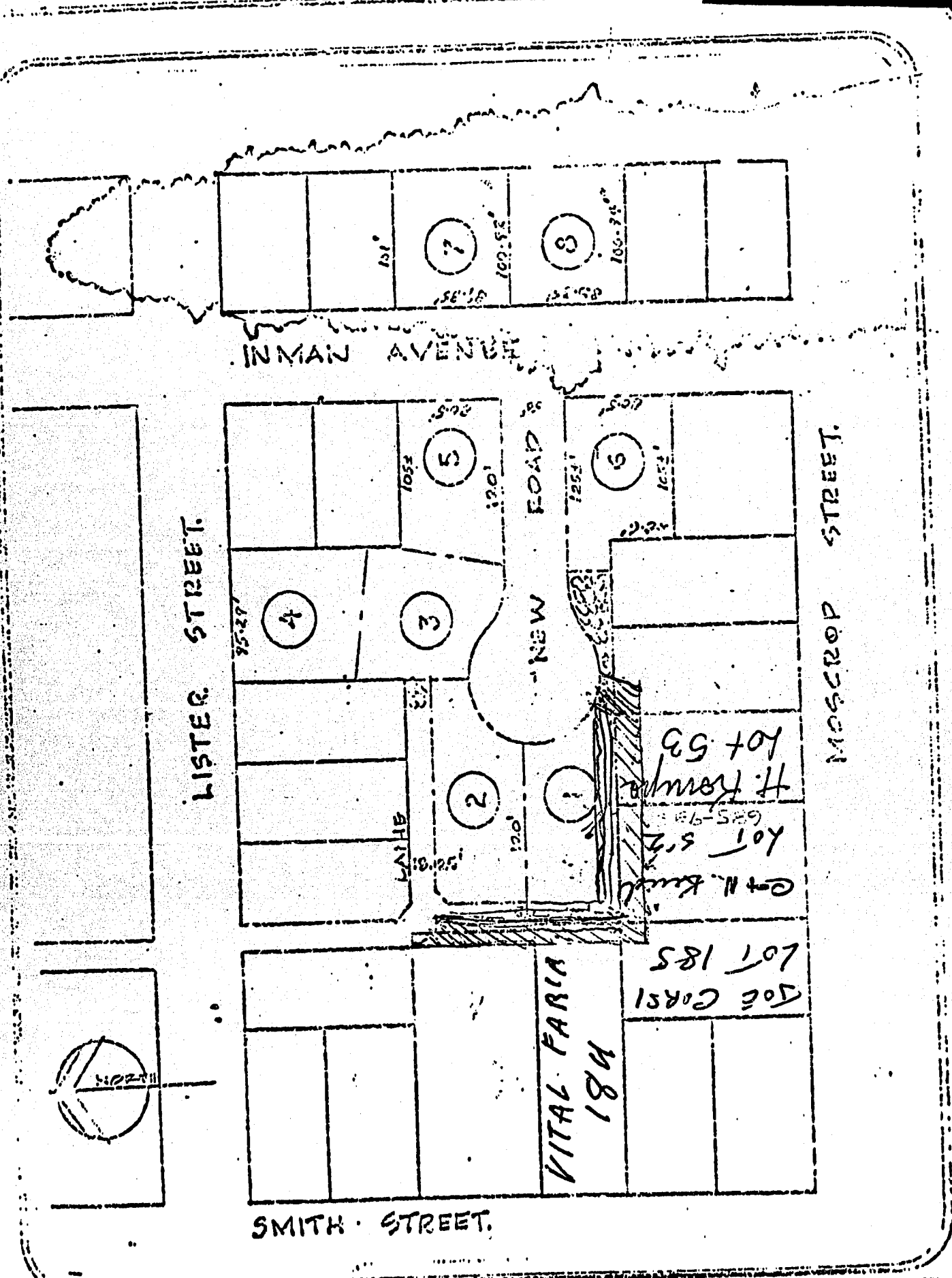
Mayor and Council.

We would like to come before council and have our say so about our land allowance. We feel that we should have otherwise we don't have any real entrance. The few of us land owners would like to come before council at your earliest convenience.

Yours  
Sincerely,

Mr Joe Corsi  
3837 Moscrop  
Bernaly I.B.C.

ITEM 24 (SUPPLEMENTARY)  
 MANAGER'S REPORT NO. 66  
 COUNCIL MEETING Sept. 4/73



SCALE 1/4" = 100'  
 DRAWN  
 DATE 10/2/73

SITE 4 - INMAN/LISTER. SKETCH 1.

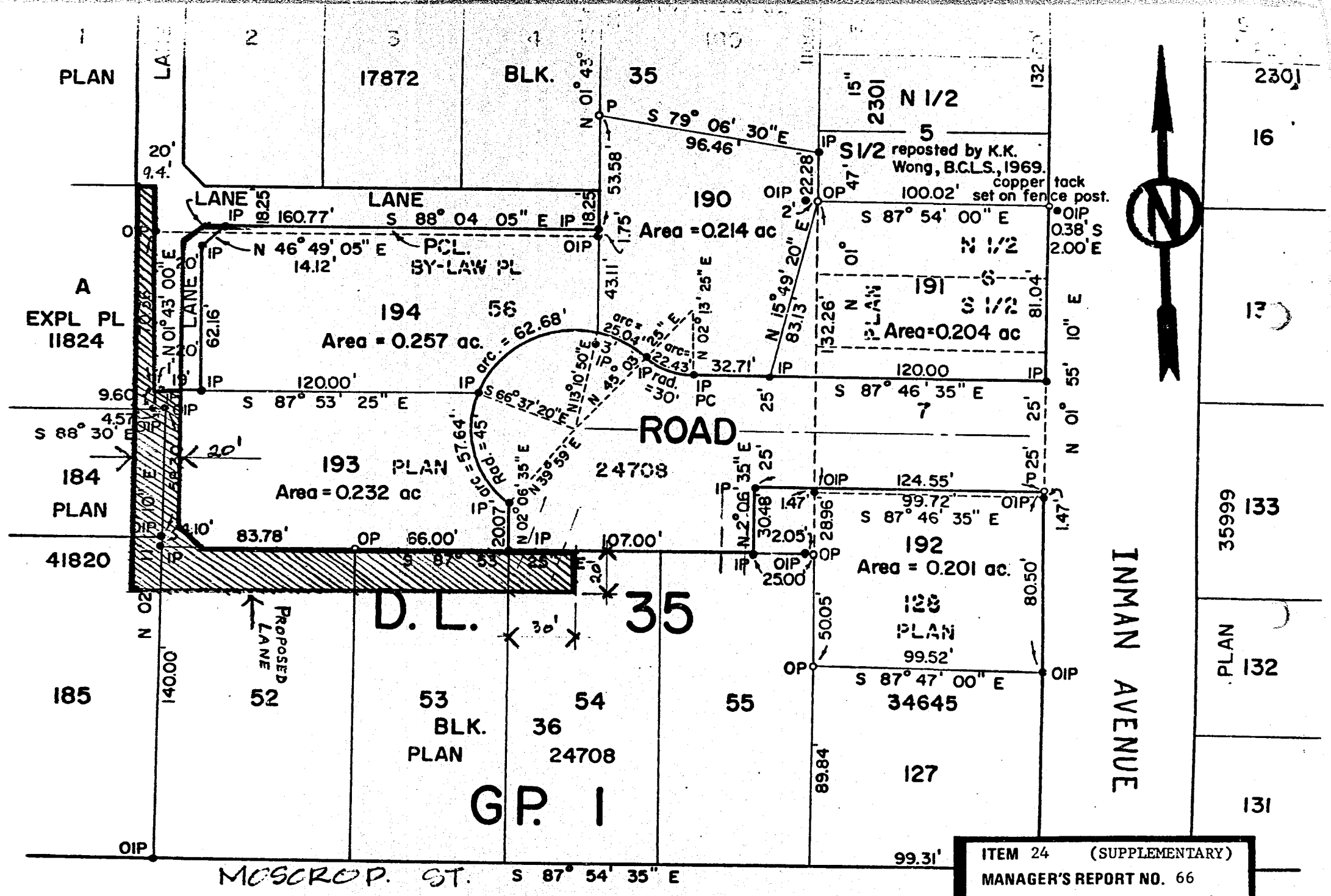
PROVINCIAL LAND ASSEMBLY SCHEME  
 FOR RESIDENTIAL DEVELOPMENT. MUNICIPAL PLANNING DEPARTMENT



SCALE = 1" = 50'  
SEPT / 73.

REQUEST FOR LANE  
VICINITY OF  
SITE 4 - INMAN/LISTER.  
BLOCKS 25, 36, D.L. 35, G.P. 1.  
SKETCH #2.

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ITEM 24 (SUPPLEMENTARY)  
MANAGER'S REPORT NO. 66  
COUNCIL MEETING Sept. 4/73