

ITEM 14  
MANAGER'S REPORT NO. 17  
COUNCIL MEETING Mar. 4/74

Re: Letter dated February 24, 1974 from Mr. Jazz Singh  
4840 McKee Place, Burnaby  
Circular Driveway

Appearing on the Agenda for the March 4, 1974 meeting of Council is a request from Mr. Jazz Singh for a circular driveway at the subject address. Following is a report from the Engineer on this matter.

RECOMMENDATIONS:

THAT the decision of the Engineering Department in the matter of Mr. Singh's request for authority to construct a circular front driveway be upheld; and

THAT the Municipal Council be requested to provide approval in principle to the Engineering Department's policy related to loop driveways; and

THAT Mr. Singh be provided with a copy of this report.

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TO: MUNICIPAL MANAGER

FEBRUARY 28, 1974

FROM: MUNICIPAL ENGINEER

RE: CIRCULAR DRIVEWAY - 4840 MCKEE PLACE.

Mr. J. Singh visited this department one day last week to enquire into the possibility of obtaining a second vehicle crossing off McKee Place in order that he may develop a circular driveway within his front yard allowance.

Mr. Singh was advised that it was our policy to discourage circular driveways unless the frontage of the lot was in excess of 80 feet in width. The only relaxation that we would be prepared to accept would be if a circular driveway was essential to safety. In this particular case the street is just a local residential street with very low volumes of traffic and does not create a safety problem to a back out maneuver.

In explaining our policy on loop driveways we would advise that there were a number of reasons why we picked an 80 foot width as a minimum.

1. To reduce to a minimum the number of lots that could qualify for loop driveways. This was bearing in mind that the average residential subdivision in Burnaby is comprised of lots ranging in width from about 50 to 70 feet. Should we accept loop driveways on lots of those widths we could find that any existing or future curb and sidewalk would be primarily composed of vehicle crossings.

2. We have further tried to discourage loop driveways on smaller lots as they invariably become front yard parking lots, contrary to Burnaby Zoning By-law. Therefore even should a lot meet the 80' width requirement our policy still requires the house to be set far enough back so that the back portion of the loop is beyond the front yard requirement.

Loop driveways on small width lots where the building face is at the required front yard limit occupy so much of the front yard that there is little room left for landscaping which is essential if the aesthetics of a residential environment is to be maintained.

....2

In checking over the attached plan submitted by Mr. Singh we would advise that what would appear to be his front property line is in fact the street curb. We have indicated the property line by a dashed line. It can be seen that there is very little room left on which to do any meaningful landscaping.

RECOMMENDATION:

THAT the decision of the Engineering Department in the matter of Mr. Singh's request for authority to construct a circular front driveway be upheld, and,

THAT the Municipal Council be requested to provide approval in principle to the Engineering Department's policy related to loop driveways, and,

THAT Mr. Singh be provided with a copy of this report.

HB:pkm

  
MUNICIPAL ENGINEER

cc: ( ) Traffic Supervisor

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PHOTOGRAPH #1  
 OCEAN CEMENT LIMITED

OCEAN CEMENT LIMITED  
 READY MIXED CONCRETE  
 Concrete Blocks & Decorative Masonry Units

PHOTOGRAPH #2

APPROX.  $\frac{1}{16} = 1'$  60' STREET ALLOWANCE

$\frac{60 - 20}{32} \div 2 = 16$

