

ITEM	13
MANAGER'S REPORT NO.	69
COUNCIL MEETING	Nov. 1/76

Re: LETTER FROM G.J. AND G.E. MCATEE  
7350 SALISBURY AVENUE, BURNABY  
ROAD CLOSING BY-LAW NO. 11, 1976, BY-LAW 6923  
WILMA STREET WEST OF SALISBURY AVENUE

The agenda includes a request from G.J. and G.E. McAtee to appear before Council on November 1 for the purpose of presenting information on the subject by-law. Following is a report from the Director of Planning on this matter.

RECOMMENDATION:

1. THAT Council lift from the table Burnaby Road Closing By-Law No. 11, 1976, By-Law 6928.

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PLANNING DEPARTMENT  
OCTOBER 29, 1976

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: ROAD CLOSING BY-LAW NO. 11, 1976, BY-LAW 6928  
WILMA STREET WEST OF SALISBURY AVENUE

1. INTRODUCTION

Appearing on the Council Agenda is a letter from G.J. McAtee and G.E. McAtee of 7350 Salisbury Avenue, Burnaby, who have requested an opportunity to appear before Council regarding the above referenced Road Closing By-law.

2. BACKGROUND

On July 21, 1976 Council gave favourable consideration to Rezoning Reference #32/75 which included properties bounded by Beresford Street, Salisbury Avenue, Wilma Street and Murin Road for the development of a three-storey apartment (see attached Sketch #1). Council, at that time, authorized the introduction of a Road Closing By-law for the closure of Beresford Street, Murin Road and a lane allowance adjacent and within the proposed consolidated development site. These redundant allowances would then be consolidated with the adjacent properties to form an appropriate development site as reflected in Community Plan Area "O".

Subsequently, on September 13, 1976, Council received a report from the Director of Planning regarding the closure of Wilma Street west of Salisbury and authorized the introduction of the requisite Road Closing By-law. In addition, Council in consideration of the specific circumstances surrounding the closure of Wilma Street authorized the granting of a requisite fire truck access easement to serve the proposed apartment complex, subsequent to the Corporation receiving title to the subject road allowance.

ITEM	13
MANAGER'S REPORT NO.	69
COUNCIL MEETING	Nov. 1/76

3. GENERAL COMMENTS

As outlined in the Planning Department report of September 13, 1976, a portion of the undeveloped Wilma Street road allowance west of Salisbury is clearly redundant in terms of the future adopted development site configuration for the immediate area and would not, in the interim, unduly remove access from any existing residential properties. The subject development and future development sites within Community Plan Area "O" will not depend upon this portion of Wilma Street for access. In addition, the portion of Wilma Street to be closed when considering its location adjacent to Powerhouse Park, will provide an appropriate and desirable extension to the park which will partially surround adjacent properties with park land while providing a logical eastern entrance to the park area.

127

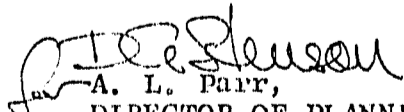
In consideration of the existing undeveloped lane allowance northwest of Byrne Road (see sketch #1) which, if developed, would gain access from the unconstructed portion of Wilma Street, it was outlined that it would be closed at the time of a future rezoning and site assembly in adherence with the adopted Community Plan. Nevertheless, the residential properties adjacent to this lane obtain access from Byrne Road thereby precluding the necessity for its development.

In reference to the existence of a jet fuel line in the immediate area, the Planning Department advises that this 6" steel facility that runs from a Burnaby Mountain storage facility to the Vancouver International Airport is situated completely within the existing Salisbury Avenue and Byrne Road (21st Avenue) road allowances in this area and therefore does not have any significant implications with respect to the subject rezoning request and Road Closure (see sketch #1).

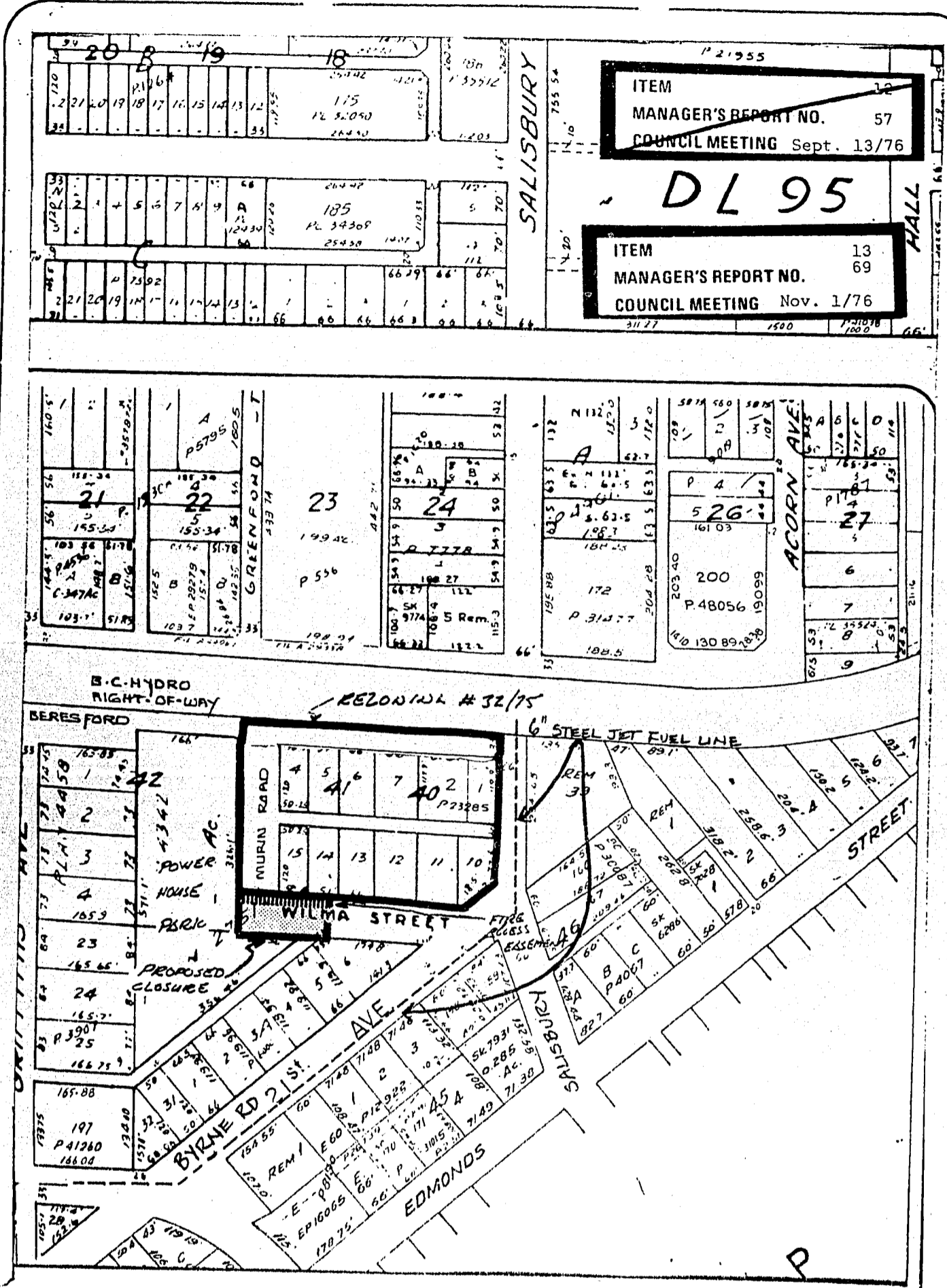
In summary, Council is advised that the subject closure of the undeveloped portion of Wilma Avenue does not present any vehicular access-related problems in the immediate area and will provide a high quality access to the future Power House Park. Further, the subject road closure will enhance the amenity features of this area by extending park-open space into a future multiple family residential area. Finally, the subject road closure appropriately reflects the vehicular circulation and access features outlined in the adopted Community Plan and provides a further step towards the implementation of redevelopment objectives for this area.

4. RECOMMENDATION

It is recommended THAT Council receive the report of the Planning Department and lift from the table and give Three Readings to Burnaby Road Closing By-law No. #11, 1976, By-law 6928, (Wilma Street).

  
A. L. Parr,  
DIRECTOR OF PLANNING.

PDS:cm  
Attach.



ITEM 12  
 MANAGER'S REPORT NO. 57  
 COUNCIL MEETING Sept. 13/76

**DL 95**

ITEM 13  
 MANAGER'S REPORT NO. 69  
 COUNCIL MEETING Nov. 1/76

Date  
 OCT/76

Scale  
 1"=200

Drawn By



Burnaby Planning Department



PROPOSED ROAD CLOSURE: WILMA ST.

128

Sketch #1