

ITEM	13
MANAGER'S REPORT NO.	50
COUNCIL MEETING	Aug. 3/76

Re: LETTER FROM CONSE-C ENTERPRISES LTD. THAT APPEARED ON THE AGENDA FOR THE JULY 19, 1976 MEETING OF COUNCIL (ITEM 4j)
LOCAL IMPROVEMENT ON SUTLIFF STREET

Appearing on Council's last agenda was a letter from Mr. J.P. Daem, President of Conse-C Enterprises Ltd., regarding the proposed construction of a cul-de-sac on Sutliff Street. Following is a report from the Director of Planning on the matter.

The proposed cul-de-sac as shown on the attached sketch will be a distance of approximately 50 feet from the location of the existing playground.

The Municipal Engineer also recommends that construction of the works proceed in accordance with the existing "hammer head" design.

It will be recalled that Council on July 19, 1976, in connection with tenders on Contract No. 7613, approved the lowest tender from Columbia Bitulithic Limited, providing that no action be taken by the Municipal Engineer with respect to Sutliff Street until a report was received and this matter finalized, and that the contractor be advised that this particular project may or may not be proceeded with. It would be appropriate for the contractor to now proceed with this work as planned and designed, and the Manager recommends accordingly.

RECOMMENDATIONS:

1. THAT the Sutliff Street cul-de-sac be constructed as provided for in the Local Improvement By-Law #6865; and
2. THAT Columbia Bitulithic Ltd. be authorized to proceed with the work as included in Contract No. 7613; and
3. THAT a copy of this report be sent to Conse-C Enterprises Ltd.
 * * * *

TO: MUNICIPAL MANAGER July 20, 1976
Our File #08.640-S
 FROM: DIRECTOR OF PLANNING
 RE: SUTLIFF STREET LOCAL IMPROVEMENT

BACKGROUND

We are in receipt of a letter dated July 15, 1976 which expresses certain objections to the development of the Sutliff Street cul-de-sac. These objections are centred around the fact that the writer is of the opinion that the cul-de-sac should not be developed as it would be too close to an existing playground and would remove certain trees in the road right-of-way.

One of the conditions of the subdivision which created the Villa Montecito site required the construction of the Sutliff Street cul-de-sac to a paved standard with curb and gutter all around. The developer was required, therefore, to deposit \$6,000. with the Municipality to be applied to the local improvement by-law.

The approved development plan for Villa Montecito provided the right-of-way for the subject cul-de-sac as shown on the attached sketch #1. Council will note that this sketch indicates that the play area was proposed to be constructed approximately 75 feet at the closest point from the road right-of-way. It was, however, constructed in the area designated as lawn. This plan further provided for the planting of landscape materials between the walkway and the condominium units and the play area.

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EXISTING SITUATION


The Sutliff road improvements which were recently approved under a local improvement by-law provide for the construction of a "hammer head" cul-de-sac rather than the standard cul-de-sac (see attached sketch #2). This cul-de-sac is located within the 33 foot road allowance which existed prior to the construction of the Villa Montecito complex and, will, therefore, provide an adequate setback from the play area while preserving the existing trees.

In summary, the development plan for the Villa Montecito complex provided the right-of-way for a cul-de-sac, the plan reflected its development in locating the play area some distance from the cul-de-sac, the developer has deposited monies for the construction of the cul-de-sac and the engineering design has provided for an adequate setback and for retention of the existing trees.

RECOMMENDATION

The Planning Department recommends, therefore,

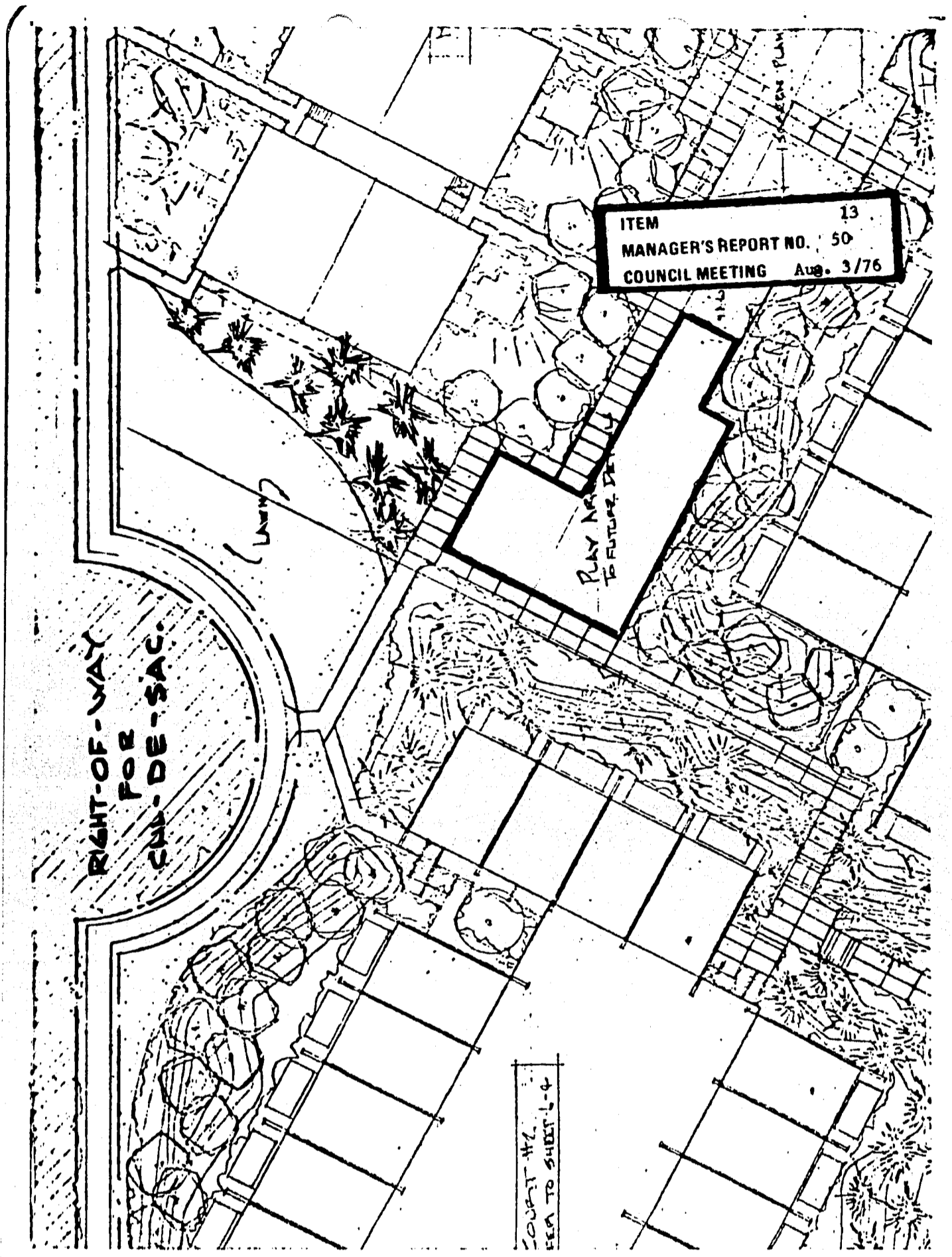
THAT the Sutliff Street cul-de-sac be constructed as provided for in the Local Improvement By-law #6865.


A. L. Parr,
DIRECTOR OF PLANNING.

PB:ew

atts.

c. c. Parks and Recreation Administrator
Municipal Engineer
S. D. #217/71



Date
 JULY 76

Scale
 1" = 30'

Drawn By
 TB

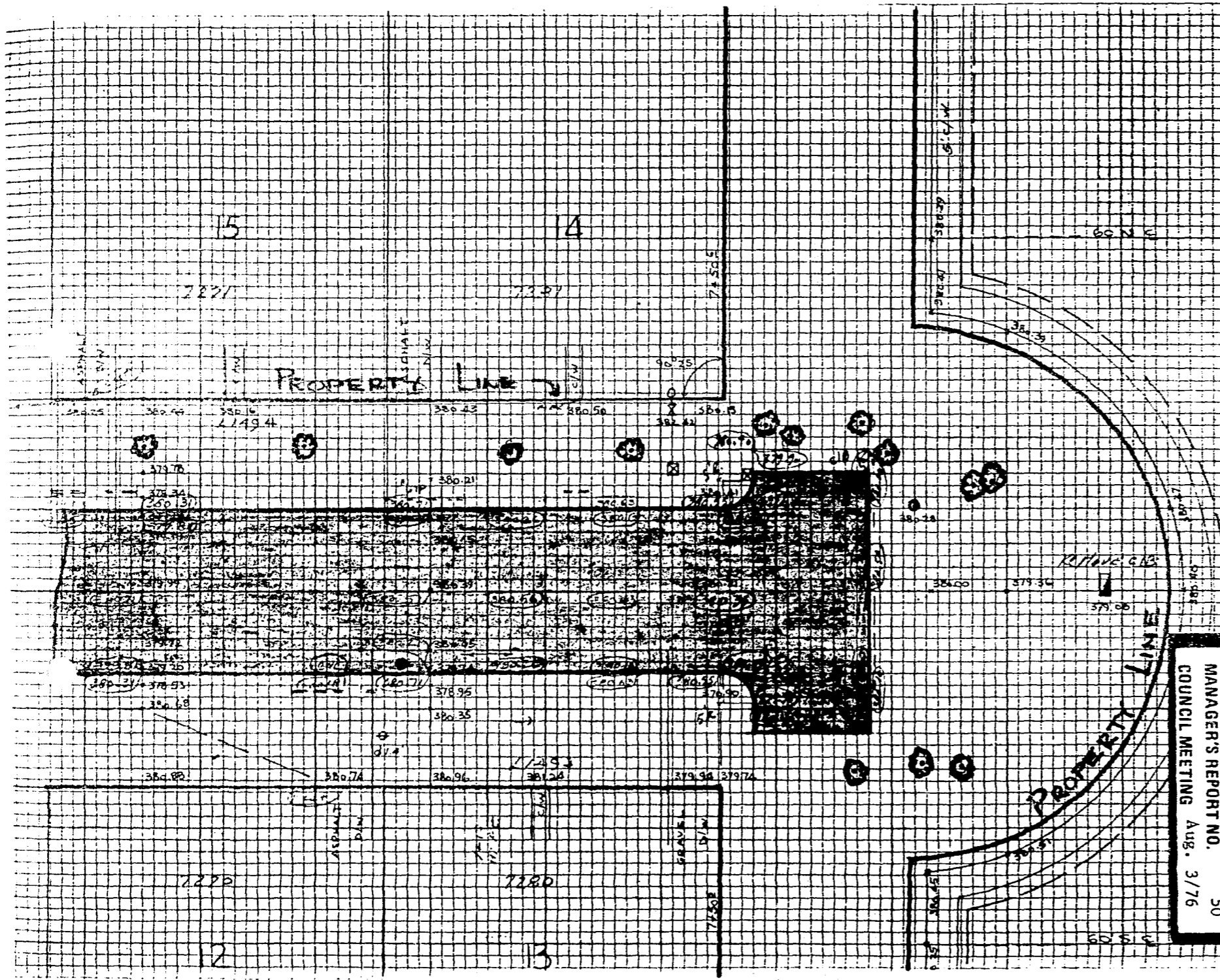
Burnaby Planning Department

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SKETCH #1 - LOCATING SUTLIFF
 RIGHT-OF-WAY & APPROVED
 LOCATION FOR VILLA MONTECITO
 PLAY AREA.

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↑ NORTH



GENERAL NOTES:

1. All valve boxes, manholes
2. All existing culverts to
3. All connector walks to be U1493, U1494, U1495,
4. All spruces and trees to

BENCH MARKS

INTEGRATED SURVEY MONITOR
 OK TO PROCEED
 HYDRANT NO. 176 WAS OUT

SKETCH 2

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WALKWAY

11' NO.
 11' 2"
LEGEND