

ITEM	4
MANAGER'S REPORT NO.	27
COUNCIL MEETING	1980 04 08

RE: LETTER FROM MR. RON BABCOCK  
5255 SCHOU STREET, BURNABY, B.C. V5G 1M5  
PROPOSED CLOSURE OF LANE ALLOWANCE EAST OF ROYAL OAK AVENUE  
AND NORTH OF LAUREL STREET  
R.C. REFERENCE #7/75 - D.L. 74 S½  
(ITEM 6, REPORT NO. 13, 1980 FEBRUARY 18)

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Appearing on the agenda for the 1980 April 08 meeting of Council is a letter from Mr. Ron Babcock regarding closure of the subject lane allowance. Following is a report from the Director of Planning on this matter.

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. Ron Babcock, 5255 Schou Street, Burnaby, B.C. V5G 1M5.

\* \* \* \* \*

TO: Municipal Manager 1980 April 01  
FROM: Director of Planning  
SUBJECT: Proposed Closure of Lane Allowance east of  
Royal Oak Avenue and north of Laurel Street  
R.C. Reference #7/75 - D.L. 74 S½

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RECOMMENDATION:

1. THAT this report be received for the information of Council.

REPORT

Council, on 1980 February 18, approved the recommendations to proceed with the closure of the subject lane allowance and subsequent sale of municipal lots upon consolidation of the closure area and completion of various associated servicing requirements.

Appearing on the Council agenda is a letter from Mr. Babcock owner of the property at 5255 Schou Street (see attached location sketch). The following comments are provided in response to the various points raised in Mr. Babcock's submission to Council.

1. Traffic from the proposed three single family lots would be residentially generated and suited to the surrounding residential zoning district. The addition of residential traffic from these properties will not place a burden on Schou Street as the increase will only be marginal and is at a scale compatible with the residential nature of the area. Under Capital Improvement Program's sidewalk standards, no sidewalks are required on short cul-de-sac streets. The abbreviated length of Schou Street would fall into this category.
2. The current policy regarding lanes is the completion of an existing and constructed lane pattern to allow for manoeuvring of service vehicles and private vehicles. Accordingly, the lane to the rear of Mr. Babcock's property was extended and constructed upon subdivision as an extension of an existing and constructed lane at that time.

The lane allowance to the rear of the municipal lots is unconstructed and redundant for lane purposes, as the lane cannot be extended to the east, and Laurel Street properties do not require secondary access.

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Proposed Closure of Lane Allowance east of  
Royal Oak Avenue and north of Laurel Street  
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3. We are unaware of any covenants on Mr. Babcock's property which would stipulate that access to the lot be taken only via the abutting lane. It is our understanding that access may have been taken via Schou Street if preferred.

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In summary, the closure of the subject lane allowance and development of the single family municipal lots will not place a burden on Schou Street as the traffic will be residentially generated and suited to the surrounding residential zoning district.



A. L. Parr  
DIRECTOR OF PLANNING

CW/sb  
Att.

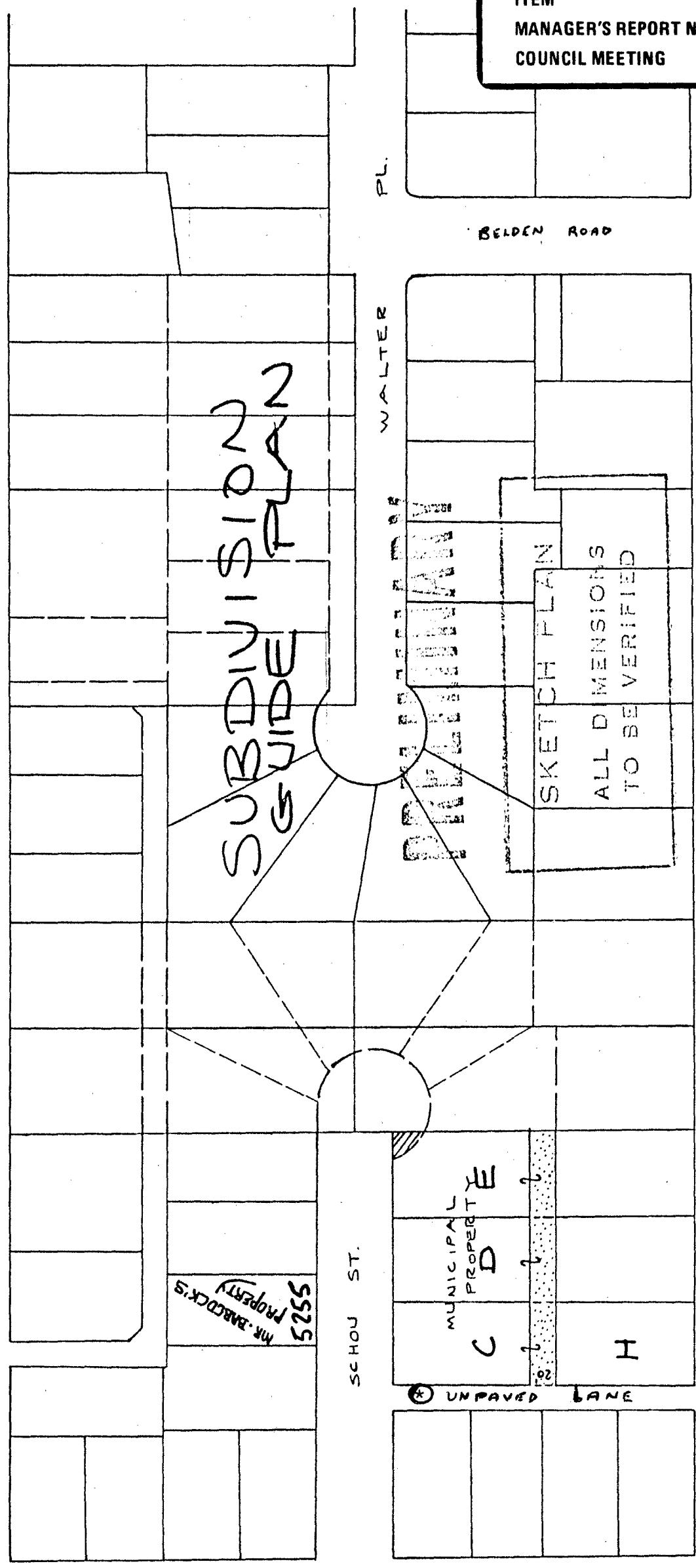
PROPOSED CLOSURE OF LANE ALLOWANCE  
EAST OF ROYAL OAK AVE. & NORTH OF LAUREL ST.

E.C. REF. #775

D.L. 745 1/2

ZONING: R3

NORFOLK ST.



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\* Council on 1980 February 18 approved an expenditure of \$2,700 for the upgrading of LAUREL ST.

ROAD CLOSURE } VIA HIGHWAY EXCHANGE  
ROAD DEDICATION } BY-LAW

SCALE: 1" = 100'  
1979 APRIL C.W.

ROYAL OAK AVENUE

