

ITEM 8
MANAGER'S REPORT NO. 45
COUNCIL MEETING 1981 09 28

RE: LETTER FROM D. TATONE WHICH APPEARED ON THE AGENDA FOR THE COUNCIL
MEETING OF 1981 SEPTEMBER 08 (ITEM 5m)
LANE CONSTRUCTION TO THE REAR OF 6750 LAKEVIEW AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the report of the Director of Planning be adopted.

* * * * *

TO: MUNICIPAL MANAGER 1981 SEPTEMBER 23
FROM: DIRECTOR OF PLANNING
SUBJECT: LANE CONSTRUCTION TO THE REAR OF
6750 LAKEVIEW AVENUE
(X-REF. SUBDIVISION REFERENCE #228/73)

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. D. Tatone, 6750 Lakeview Avenue, Burnaby, B.C. V5E 2P4.

REPORT

Appearing on the 1981 September 08 Council Agenda was a letter from Mr. D. Tatone requesting that a lane allowance to the rear of his property at 6750 Lakeview Avenue be constructed.

BACKGROUND

1. The subject property was created in 1974 June under Subdivision Reference #228/73, as shown on attached Sketch #1 and subsequently sold to the current owner. At the time this subdivision was being processed, a plot plan was submitted showing the existing dwelling and accessory buildings at 6741 Brantford Avenue, to the rear (see attached Sketch #2). Due to the close proximity of the dwelling to the lane allowance, it was felt that the traffic generation which would be created if the lane were constructed, would not be desirable. Further, since there was no need for access in that both properties fronted developed road allowances, construction of the lane was not deemed necessary at that time.
Based on the foregoing, an amount of \$1,700.00 was deposited "In Trust" as a condition of subdivision approval with the proviso that this lane allowance would be constructed in conjunction with the future subdivision of the adjacent property to the south.
2. In 1979 November, an enquiry was made on behalf of a prospective purchaser with respect to demolishing the structures at 6741 Brantford Avenue, and constructing the lane allowance. It was advised that monies had been deposited "In Trust" and if the existing dwelling and accessory structures were removed, support could be given to constructing the lane allowance, subject to the following:

ITEM	MANAGER'S REPORT NO.	COUNCIL MEETING
8	45	1981 09 28

- a) Design drawings as required must be prepared by a qualified Design Engineer and be submitted to and approved by the Engineering Department. The Design Division of the Engineering Department will, upon request, provide the developer or his appointed Design Engineer with details of the standards and specifications for construction of the lane.
- b) A 4% inspection fee must be submitted to the Engineering Department by certified cheque.

Subsequent to satisfying the above noted conditions and construction of the lane to Municipal standards, the "In Trust" monies would then be released to the developer.

GENERAL COMMENTS

The Municipal Engineer has advised that there are insufficient funds in the "Trust Fund" to cover the lane construction. Further, there would be more extensive clearing required within the allowance than was expected in 1974 and the removal of the building had not been included within the original estimate since it was expected that the future subdivider would be undertaking this as a condition of subdivision approval. Additionally, the estimate was predicated on being part of a larger estimate for construction of additional lanes being a condition of future subdivision.

In view of the above, it is advised that our position remains unchanged, i.e. that this lane allowance be constructed upon the future subdivision of the property to the south.

However, the Planning and Engineering Departments are not opposed to construction of the lane should Mr. Tatone and the adjacent property owner wish to pursue a mutual agreement to arrange for removal of the buildings and subsequently satisfy the requirements outlined in item 2 above.

This is for the information of Council.

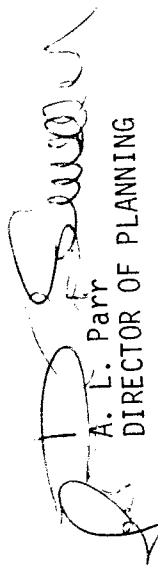
ALP

CM/nb

att.

cc:

- Municipal Engineer
- Municipal Solicitor



A. L. Parr
DIRECTOR OF PLANNING

ITEM 8
 MANAGER'S REPORT NO. 45
 COUNCIL MEETING 1981 09 28

ITEM 22
 MANAGER'S REPORT NO. 35
 COUNCIL MEETING May 6/74

D.L. 92

S.D. 228 173

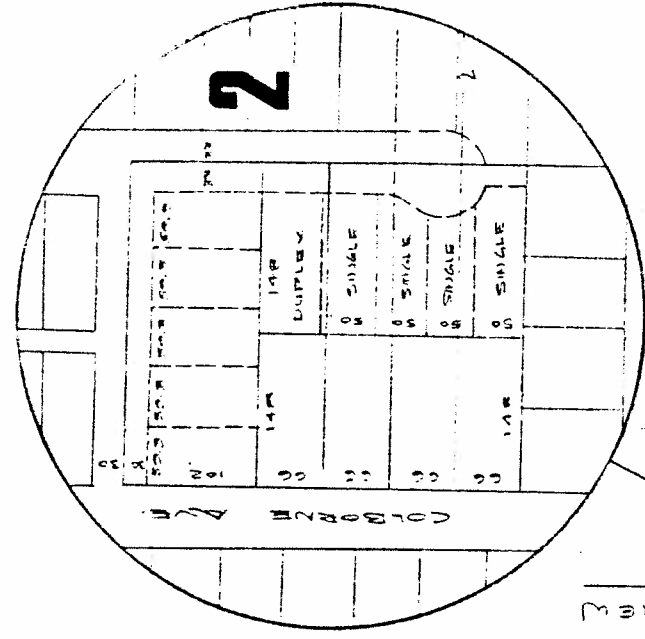
LOT 30 S 1/2
 30 N 1/2

ZONING R5

PLAN 1146

LOT 67 S 1/2
 67 N 1/2

PLAN



S.D. REFERENCE # 228/73
 SKETCH #1

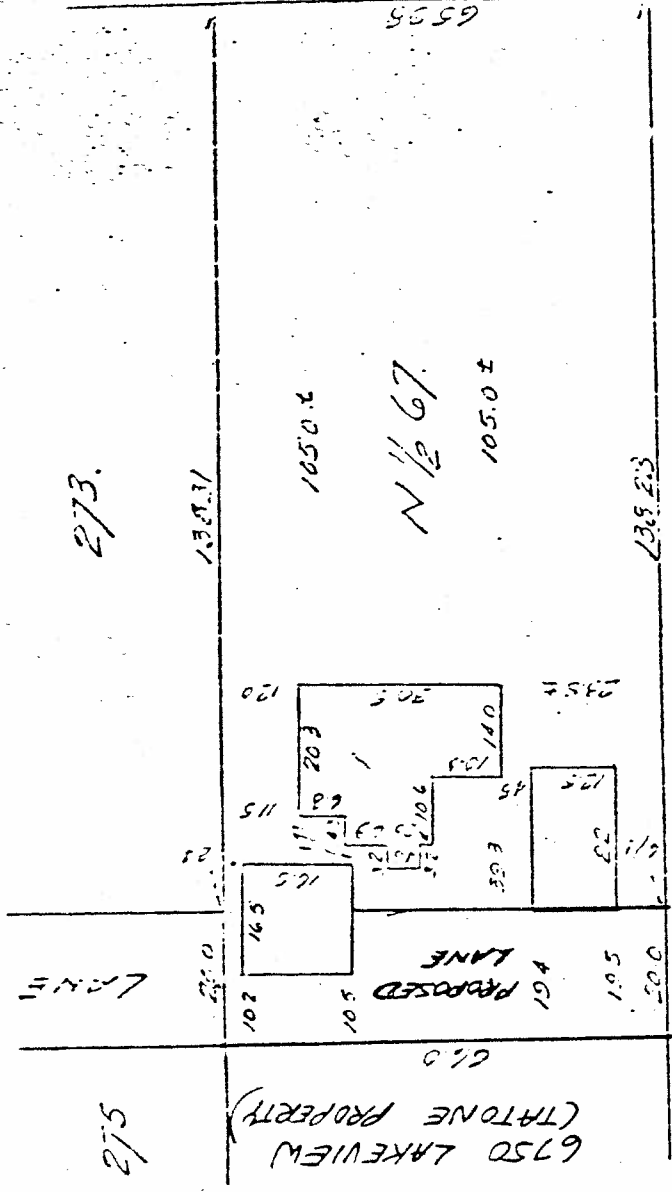
NOTE:

- 1) HOUSE LOCATIONS ARE APPROXIMATE
 PLEASE EXAMINE PLAT PLAN OR IMPROVEMENTS
 FOR THE SUBJECT LOT 6.
- 2) LOTS 1 TO 6 INCLUSIVE HAVE DUPLEX POTENTIAL.
 REQUIRING BUT MONIES FOR CONSTRUCTION WILL
 BE HELD IN TRUST. AT THE TIME OF
 SUBDIVISION OF LOT 7 THIS LANE WILL
 THEN BE CONSTRUCTED.

SCALE 1" = 40'

ITEM 8
 MANAGER'S REPORT NO. 45
 COUNCIL MEETING 1981 09 28

127
 BRANTFORD AVENUE
 6741



5 1/2 67.

SURVEYORS & ENGINEERS
 2073 LAKE CITY WAY - BURNABY 2, B. C.
 LE 1" = 30'
 DATE - JAN 1974
 WJ
 OUR FILE 74-3012
 CKED NK

PLAN SHOWING LOCATION OF BUILDINGS CONSTRUCTED ON THE NORTH HALF OF BLOCK 67 OF TRACT LOT 92 GRANT PLAN 1486 NEW WESTMINSTER DIST

Date
 Scale
 Drawn By

 Burnaby Planning Department

PLOT PLAN SHOWING LOCATION OF BUILDINGS AT 6741 BRANTFORD AVENUE

SKETCH #2

