

ITEM 5
MANAGER'S REPORT NO. 27
COUNCIL MEETING 1983 04 11

RE: LETTER FROM MR. IAN BEVERIDGE WHICH APPEARED ON THE AGENDA FOR THE
1983 FEBRUARY 14 MEETING OF COUNCIL (ITEM 2b)
HAZARDOUS DRIVEWAYS ON BROADWAY AT NORTH ROAD

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1983 April 05
FROM: DIRECTOR PLANNING &
BUILDING INSPECTION
SUBJECT: DELEGATION - 1983 FEBRUARY 14 COUNCIL MEETING
MR. IAN BEVERIDGE - HAZARDOUS DRIVEWAYS
ON BROADWAY AT NORTH ROAD

RECOMMENDATION:

1. THAT a copy of this report be sent to
Mr. Ian Beveridge, 9884 Rathburn Drive,
Burnaby, B.C., V3J 7L1.

REPORT

Appearing at the 1983 February 14 Council meeting, Mr. Ian Beveridge discussed the hazardous traffic conditions resulting from driveways along Broadway, and proposed that the Municipality acquire the as yet undedicated and unconstructed portion of Rathburn Drive road allowance to the rear of the affected properties in order to relocate access onto Rathburn. Mr. Beveridge further stated that he would be prepared to construct the allowance if it were acquired by the Municipality.

BACKGROUND

As Council is aware, the present interim pavement on Broadway between North Road and Gagliardi Way was designed and constructed to a highway standard by the Ministry of Highways. When the road was reconstructed, the elevation remained basically the same; however, the pavement was widened which increased the grade of the driveways and as this is a fairly heavily travelled roadway, backing out is somewhat more difficult than what would occur in other areas of Burnaby.

As has been stated in the past, however, relocation of these driveways would occur either:

- a) when the Ministry of Highways fulfills their previous commitment to upgrade Broadway to its full standard, which would also include acquiring the necessary lands and providing alternate access via Rathburn Drive, or
 - b) when subdivision takes its natural course with cooperation between the remaining property owners in dedicating and constructing Rathburn Drive, thus providing new access to the latter road.
- For information, we have had no recent indication from the Ministry of Highways as to when the upgrading of Broadway is expected to be included within their work program.

GENERAL COMMENTS

With respect to the proposal that the Municipality acquire the necessary lands to provide access via Rathburn, we would advise that two areas of acquisition would be involved (see attached sketch), namely:


1. the area required for the road right-of-way, which totals approximately 2 023.362 m² (21,780 sq. ft.), and
2. a portion of 9949 Broadway which would have to be transferred to the owners of 9929 and 9939 Broadway in order to achieve access to Rathburn Drive. The area involved in this section is approximately 735.768 m² (7,920 sq. ft.).

In this regard, we have found no evidence of previous transactions of this nature, nor find it desirable to set a precedent whereby the Municipality would assist a developer by acquiring property for roads serving a private subdivision; even though in this instance there would be some benefit to those Burnaby citizens gaining access to their properties from Broadway.

In view of the above, the affected owners were contacted to seek their opinions with respect to their making available the necessary road right-of-way (via dedication) in order that Mr. Beveridge could construct the balance of Rathburn Drive. Responses were received from the owner of 9869 Broadway who is not in favor of dedicating in order that the road can be constructed; and the owners of 2321 North Road who feel that their privacy will be compromised by constructing what would be the third street abutting their property. No further responses to this proposal have been submitted.

Based on the foregoing, therefore, it would appear appropriate to await the implementation of either a) or b) above, at which time the access problem will be resolved.

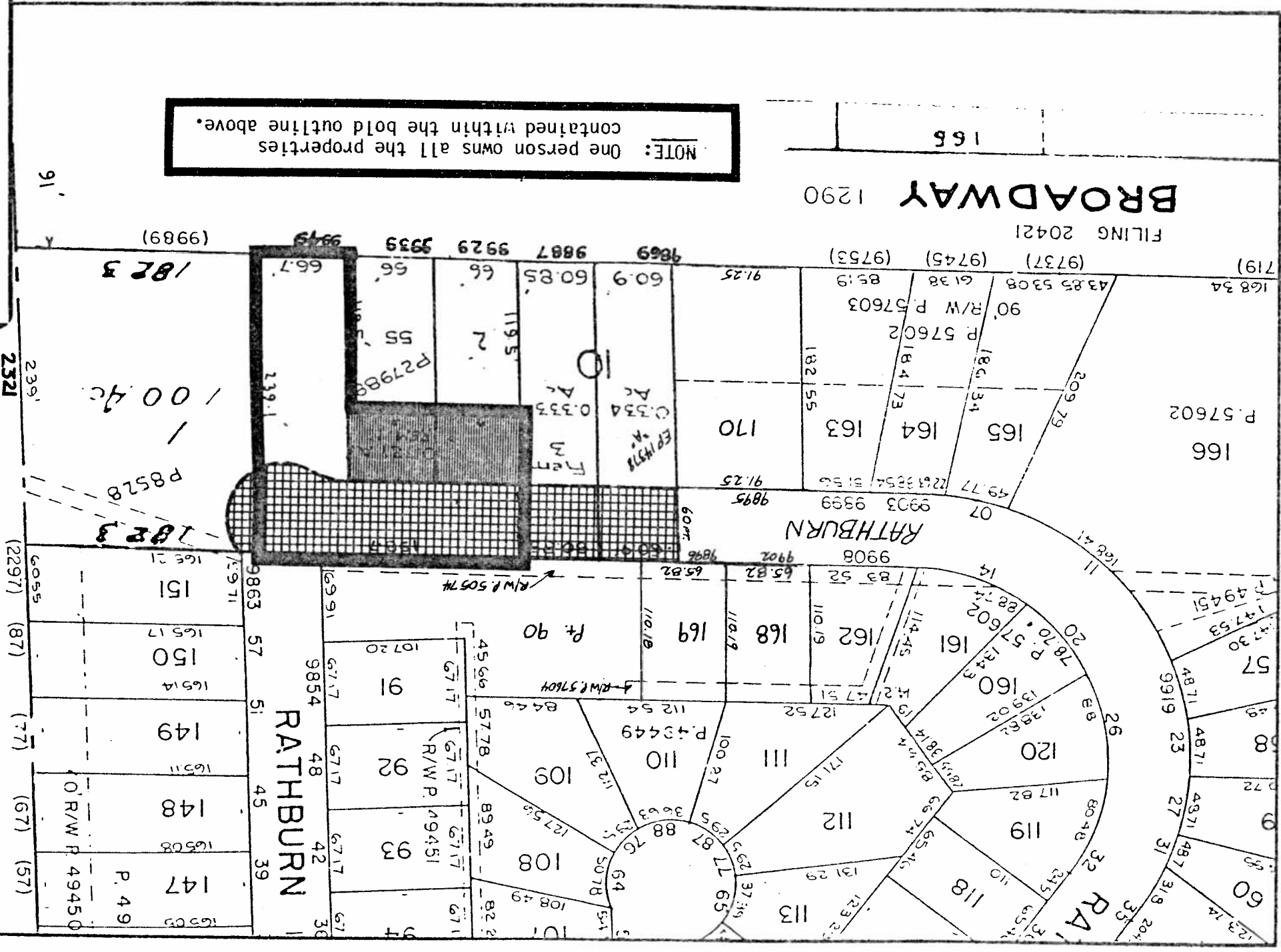
This is for the information of Council.


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

CM:ad
Att.
cc: Director Engineering

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NORTH ROAD



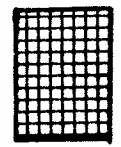
NOTE: One person owns all the properties contained within the bold outline above.



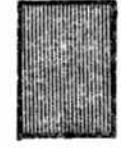
Burnaby Planning Department

BROADWAY AT NORTH ROAD 114

Date	1983 MARCH
Scale	1" = 100'
Drawn By	C.M.



ROAD RIGHT-OF-WAY AREA



PORTION OF 9949 BROADWAY WHICH WOULD REQUIRE TRANSFER TO PRIVATE OWNERS OF 1929 & 9929 BROADWAY.

