

RE: LETTER FROM MR. R. C. LUPTON, 7938 EDSON AVENUE, BURNABY, B.C., V5J 3W7  
PORTLAND STREET AND SUSSEX AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Engineering be adopted.

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TO: MUNICIPAL MANAGER 83 06 15

FROM: DIRECTOR ENGINEERING

SUBJECT: PORTLAND STREET AND SUSSEX AVENUE  
SUBMISSION OF R.C. LUPTON  
OF 7938 EDSON AVENUE, BURNABY, B.C., V5J 3W7

RECOMMENDATION:

1. THAT a copy of the above report be sent to Mr. R.C. Lupton at 7938 Edson Avenue, Burnaby, B.C., V5J 3W7.

REPORT:

The submission of R.C. Lupton requests the removal of a laurel hedge on Sussex Avenue for two reasons, one because in his opinion it causes a view obstruction to vehicles entering Sussex Avenue from Portland Street and two, because it deprives him of access to the boulevard area which is public land.

In dealing with the first reason, vision clearance, we have already advised Mr. Lupton that in our opinion vision is not obstructed enough to justify having the property owner remove the hedge. Vehicles travelling west on Portland Street must stop for the stop sign at Sussex Avenue. After stopping at the stop bar they can then move ahead and have a clear view down Sussex Avenue without encroaching much beyond the Sussex Avenue curb. If there were a line of parked vehicles on Sussex Avenue they would need to encroach further into Sussex Avenue to obtain better sight distance, which would then not be as good as if they had had to deal only with the hedge. The situation of having to deal with parked vehicles is encountered at almost every intersection and should be of more concern than the hedge in question, particularly if one is driving a sports car. Furthermore, in 22 years of keeping accident records we have only recorded one accident at this intersection and it was a rear-ender on Sussex Avenue; obviously, no undue problems are being experienced at this intersection.

The other hedge complaint of Mr. Lupton's is at the northeast corner of McKay Avenue and Portland Street. Our staff contacted the owner on-site and were advised that the hedge pre-dates the bylaw. We still advised the owner that a complaint had been received and that we would like to see the hedge trimmed back. While the owner did not tell us to "go fly a kite", as suggested in Mr. Lupton's letter, he did say he was prepared to get legal advice if we persisted. Nevertheless, we did write him a letter asking that he trim his hedge back.

(cont'd)

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Mr. Lupton, on behalf of "Daisy", also brings to Council's attention that the property owner with the hedge in question has chosen to utilize a portion of the road allowance for the hedge. The Municipality has always tried to encourage property owners to maintain the public boulevards in a tidy and neat appearance. It would be a most retrograde step if we were to demand that they remove such landscaping; there would be a tendency to let the boulevards grow wild and many would expect the Municipality to clean them up, thus precipitating a very major budget drain.

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In summary, we are still of the opinion that the hedge along Sussex Avenue at Portland Street is not causing a sight problem that justifies its removal or that the denial of free access to the public land behind the hedge is any more serious than is the case for hundreds of other landscaped boulevards in Burnaby.

HB/ch

c.c. ( ) Traffic Supervisor



DIRECTOR ENGINEERING