

ITEM 22
MANAGER'S REPORT NO. 45
COUNCIL MEETING 88 06 27

RE: LANE CONNECTION TO ALBERT STREET

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building

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TO: MUNICIPAL MANAGER 1988 JUNE 21

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: NORTH BURNABY INN SITE -
(PROPOSED WINE AND BEER STORE)
COUNCIL DISCUSSION 1988 JUNE 13 REGARDING
LANE CONNECTION TO ALBERT STREET

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RECOMMENDATION:

1. THAT the requirement to turn the existing east west lane between Albert and Hastings out to Albert Street be deleted and that the existing lane through the old "Eagle Ford" site be closed as outlined in this report.

R E P O R T

In the course of discussing the proposed wine and beer store proposal in conjunction with the North Burnaby Inn on 1988 June 13, members of Council raised a question about the matter of vehicle access from the lane behind the North Burnaby Inn north to Albert Street. The existing east-west lane is proposed to be closed and redirected northward to Albert Street in conjunction with the redevelopment of the old "Eagle Ford" site (Rezoning Reference # 52/88). This lane would be temporary until the North Burnaby Inn site is redeveloped.

Council members suggested that this lane not be redirected to Albert Street but simply closed east of the hotel property. This would provide less disruption to the nearby residential uses and the 20 foot wide lane area could, as suggested, be used as a landscaped buffer area. Traffic from the hotel parking would access the lot from the lane at Gilmore Avenue or via an existing driveway to Hastings Street.

Staff have reviewed this proposal and discussed it with the Traffic Supervisor who also agrees that not building the new temporary lane to Albert Street is desirable.

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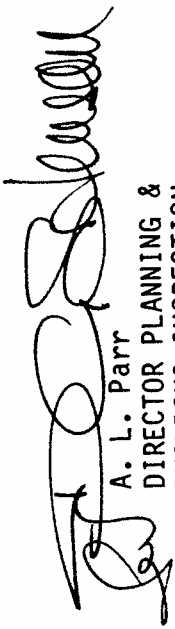
Staff therefore recommend that the requirement for the lane to be turned out to Albert Street be deleted and that the developer be required to landscape the 20 foot area as a buffer between the proposed building and the existing hotel parking area. The floor area of the development will remain unchanged so that the design of the buildings on the RZ. #52/88 site will be unchanged. (i.e. density credit for the lane area will not be provided). The developer has indicated that he can concur with this proposal.

As this affects the net lane area being purchased by the developer, a correction in the amount paid for the closed portion of the lane will be obtained and revised consolidation plans will be submitted to accommodate this change to the lane pattern.

This adjustment to the lane should be noted at the Public Hearing on 1988 June 28 for RZ. #52/88.

APL
BR:ap

cc: Director Engineering
Municipal Clerk
Municipal Solicitor


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

