

RE: CHARLES STREET AT FELL AVENUE
(Item 22, Report No. 47, 1988 July 11)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT that the recommendation of the Approving Officer be adopted.

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TO: MUNICIPAL MANAGER 1988 August 29

FROM: APPROVING OFFICER

SUBJECT: CHARLES STREET AT FELL AVENUE

PURPOSE: The purpose of this report is to provide Council with the Approving Officer's conclusions in reviewing the extension of Charles Street through to Fell Avenue in connection with the subdivision application of the adjacent property to the north.

RECOMMENDATION:

1. THAT a copy of this report be provided to Gerald Collett, 5812 Charles Street, Burnaby, B. C. V5B 2G4, and Colleen McKinnon, 6246 Charles Street, Burnaby, B. C. V5B 2G8.

R E P O R T

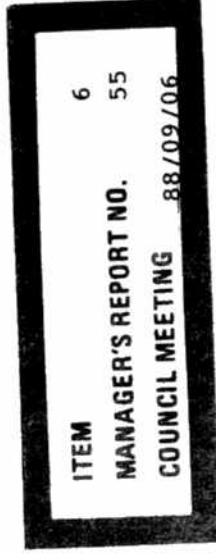
1.0 BACKGROUND:

Council, on 1988 July 11, referred Item 22 of Manager's Report No. 47 back to staff to assess alternatives to opening Charles Street at Fell Avenue and to provide further information in response to questions raised by members of Council.

2.0 REVIEW OF ISSUES:

2.1 Assessment of Alternatives

After reviewing the matter of providing an alternative to extending Charles Street through to Fell Avenue, it has been determined that a standard "hammerhead" turnaround would need to be constructed in the Charles Street road allowance between Fell Avenue and the lane to the east (adjacent to proposed Lot 2 as shown on the attached sketch), together with a fire truck emergency access linking Fell Avenue with Charles Street. The subdivider would be responsible for providing this turnaround and emergency access link, as well as dedicating the full Charles Street road allowance at this time and submitting engineering design drawings and monies "In Trust" for the possible extension of Charles Street through to Fell Avenue in the future.



It should be noted that the "hammerhead" turnaround would be substandard as there is insufficient area within the property proposed for subdivision to provide further dedication for a standard turnaround, while still maintaining the minimum lot area required for the two proposed lots.

In reviewing this alternative, the Approving Officer has concluded that Charles Street be extended through to Fell Avenue as a condition of subdivision approval based on the following considerations:

- (a) A cul-de-sac length exceeding 500 feet is undesirable and is avoided where possible because of emergency vehicle access concerns.
- (b) Charles Street is approximately 1,100 feet in length and it is not appropriate to simply dead end the street or allow a substandard turnaround to be constructed.
- (c) There are only four driveways to Charles Street between Fell Avenue and Kensington Avenue.
- (d) The majority of access in this section of Charles Street is taken from the lanes both north and south of Charles Street.
- (e) The streets in the surrounding area are part of a grid system.
- (f) The function of streets in a grid system is to evenly distribute traffic on all streets.
- (g) Charles Street should handle its fair share of the traffic in this area.
- (h) It is unlikely that the completion of the street will result in a traffic volume that is unusually high for such a local residential street.

2.2 Precedents

Each subdivision application received is reviewed individually by the Approving Officer who, under Provincial legislation, has the authority to establish the conditions of subdivision approval, including the provision of roads.

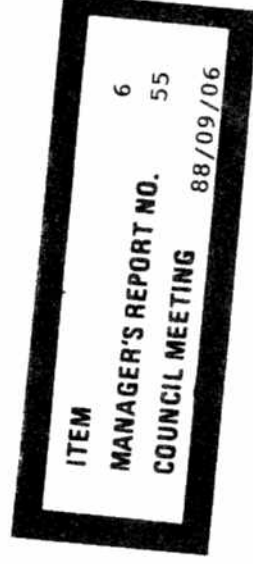
Inasmuch as each subdivision application is examined on its own merits and is unique in its own requirements, it should be noted that what is approved for one does not necessarily set a precedent for another, although for those subdivisions with similar circumstances or conditions the same standards are applied consistently.

2.3 Kitchener/Holdom Intersection

The road grade on Kitchener Street at Holdom Avenue is approximately 12-13%.

The road grade on Charles Street at Holdom Avenue is approximately 15-16%.

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The road grade on Charles Street between Fell Avenue and the lane to the east is fairly flat (perhaps one foot difference in elevation).

The road grades at Holdom Avenue are completely dissimilar to the grades at Fell Avenue and any problems associated with those grades should not have a bearing on the intersection in question.

3.0 CONCLUSIONS:

The Approving Officer, in reviewing the recent subdivision application, together with the matters raised by the Charles Street residents and members of Council, has concluded that the extension of Charles Street through to Fell Avenue should be required as a condition of subdivision approval.

CMM:hr

Attachment

cc: Director Engineering

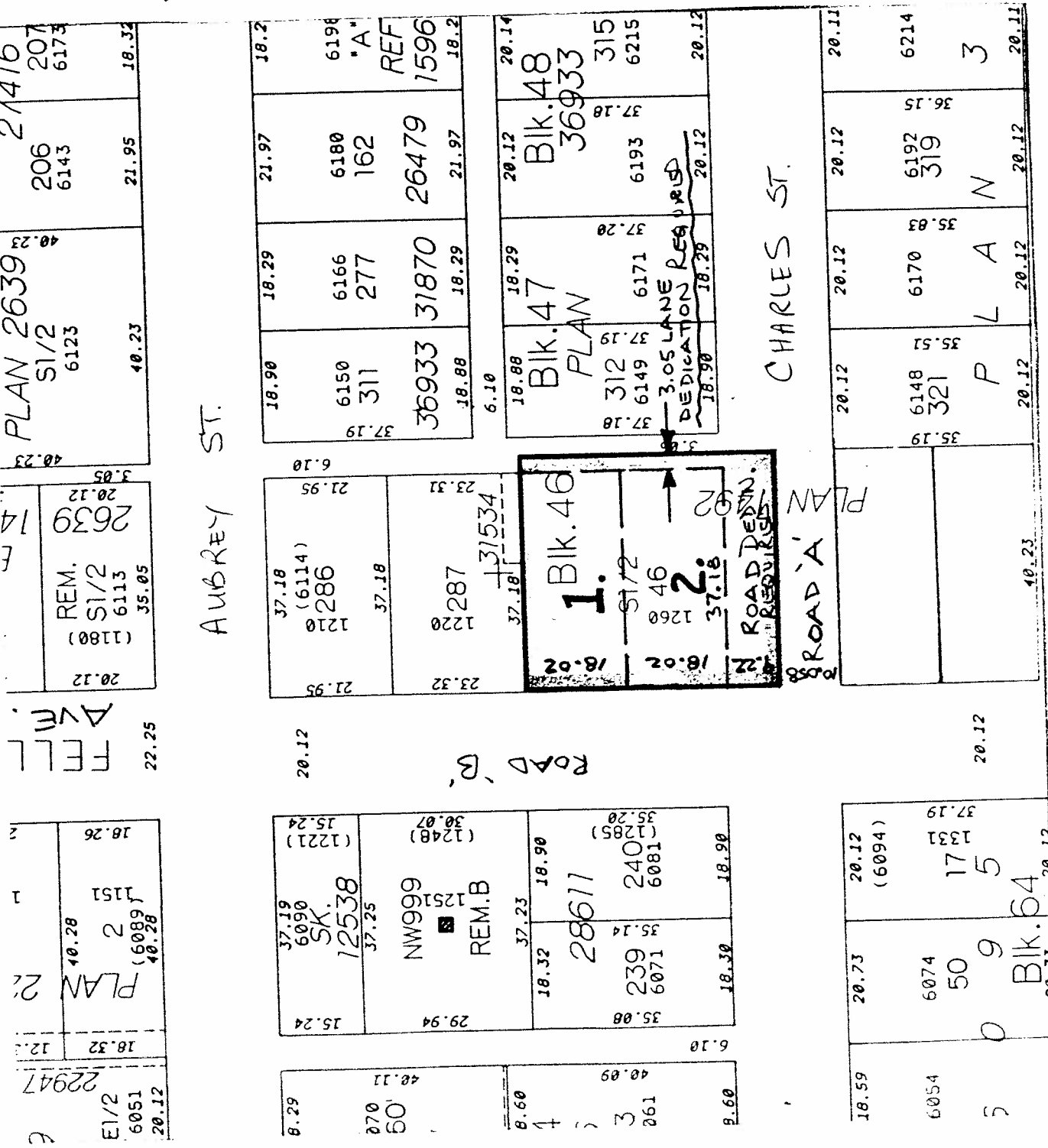
A. L. Parr
APPROVING OFFICER

ITEM 6
 MANAGER'S REPORT NO. 55
 COUNCIL MEETING 88/09/06

D.L. 129
 LOT 46 S¹/₂
 PLAN 1492

S.D. REF. # 49/88
 X. REF. S.D. REF. # 88/85
 ZONING: R4

138



SCALE: 1:1000 M
 1988 JUNE
 C.M.M.