

ITEM 5  
MANAGER'S REPORT NO. 69  
COUNCIL MEETING 90/11/13

TO: MUNICIPAL MANAGER

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

Our File: 08.640  
"Canada Way"

SUBJECT: CANADA WAY AND IMPERIAL STREET  
INTERSECTION IMPROVEMENTS  
CORRESPONDENCE FROM MRS. ISABEL M. SZAKAL

PURPOSE: To respond to the concerns raised by Mrs. I. Szakal in correspondence of 1990 October 17 regarding the proposed intersection improvements to Canada Way and Imperial Street.

RECOMMENDATION:

1. THAT Mrs. Isabel Szakal of 7690 Imperial Street, Burnaby, B.C. and W. Baker, District Highways Manager, Ministry of Transportation and Highways, Ste. 200, 1065 Columbia Street, New Westminster, B.C. V3N 6H7, receive a copy of this report.

R E P O R T

1.0 BACKGROUND

At its regular meeting of 1990 November 05, Council received correspondence from Mrs. Isabel Szakal of 7690 Imperial Street expressing some concerns with regard to the impact of proposed improvements to the intersection of Canada Way and Imperial on her property located at the northeast corner of this intersection as shown in Figure 1 attached. The correspondent suggests that the reconstruction of the intersection will result in the removal of trees, bring traffic in closer proximity to her home and thus reduce its livability. The correspondent further indicates that the property required for the project would render her lot as nonconforming. She concludes by suggesting that the Municipality acquire her entire property for the intersection improvements.

This report is written in response to the concerns expressed by the correspondent.

2.0 CANADA WAY/IMPERIAL INTERSECTION

The intersections of Canada Way with Edmonds Street and Imperial Street as shown in Figure 2 attached have been identified by the Municipality to the Ministry of Transportation and Highways as high priorities for intersection improvements to Provincial highways in Burnaby. These projects are required to increase safety, alleviate peak period traffic congestion on Canada Way and reduce resulting traffic infiltration into adjacent residential areas. With regard to the latter, a Community Transportation Plan recently completed for the Lakeview residential area has included these two projects as critical components. The Ministry has agreed to fund these projects and has begun to assess the design requirements of these improvements in conjunction with Burnaby Transportation Planning staff. As part of this process initial site surveys have been conducted by Ministry staff on affected properties including that of Mrs. Szakal.

### 3.0 CORRESPONDENT'S CONCERNS

The correspondent's concerns are focused on the extent of property acquisition for the intersection improvements, the process for acquisition and the impact of the proposed improvements on the property itself. The following provides some background in these areas from the Municipality's perspective.

#### (i) Extent of Property Acquisition

As has been communicated to Mrs. Szakal, a design for the intersection improvements will be necessary to ascertain first whether any of the correspondent's property is required and second, the precise extent of any property acquisition. To assist Mrs. Szakal however, staff did undertake a preliminary assessment of the design requirements for the project which indicated that if property was required, it could amount to approximately a 1 metre wide section along the Canada Way flankage of the correspondent's lot.

#### (ii) Process for Property Acquisition

The correspondent refers to the process of expropriation as the most probable method of property acquisition. In this regard, it should be noted that in the context of discussions with Mrs. Szakal expropriation was not identified by staff as an option for property acquisition by the Municipality for two reasons. First, as the intersection improvements are a provincial project, property acquisition would not be a municipal responsibility and second, the Municipality views expropriation as an option only in extreme and unusual circumstances.

#### (iii) Impacts on Correspondent's Property

The correspondent notes the removal of trees, proximity of traffic, potential for non-conformity with zoning bylaws, and reduction of property values as direct impacts resulting from the intersection improvements. The preliminary assessment by staff did indicate that if acquisition of up to one metre of Mrs. Szakal's property on the Canada Way side was necessary, it could necessitate the removal of one and possibly two large trees. The impact on traffic proximity however is considered a minor concern as the travel lane would approach only a maximum of one metre closer to the correspondent's property on the Canada Way side and remain in the same location on the Imperial Street side. With respect to the correspondent's concern that the subject property could become non-conforming to the zoning bylaw, there is an existing front yard of 25 feet, which with a 1 metre taking would be reduced to 21.7 feet. This would conform to the front yard provisions of the Zoning Bylaw, which in this instance, equates to 19.69 feet. In the event a slightly larger taking were required as a result of the final design, then Section 6.12(4) of the Zoning Bylaw specifically provides for the protection of the front yard conformity in those cases where a road widening is involved.

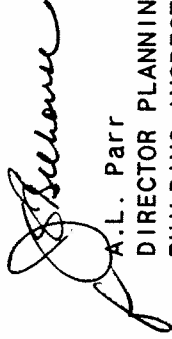
ITEM  
MANAGER'S REPORT NO.  
COUNCIL MEETING 90/11/11

#### 4.0 CONCLUSION

The intersection improvements on Canada Way at Imperial are required to maintain traffic flow on Canada Way and ensure that peak period traffic is not encouraged to use local municipal streets through adjacent residential areas. As a provincial project, the impact of the intersection improvements on the correspondent's property cannot be assessed nor can the extent of property acquisition be finally determined until an intersection design is completed by the Province. In either case however, right-of-way acquisition for this project would be the responsibility of the Ministry of Transportation and Highways and therefore we will draw the correspondent's proposal for acquisition of the entire property to their attention. As the project continues through the design process staff will ensure that the correspondent is kept fully informed of any developments which may affect her property.

*RG*

RG/mcb  
Attachs:

  
A.L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

cc: Director Engineering



ITEM 5  
 MANAGER'S REPORT NO. 69  
 COUNCIL MEETING 90/11/13

12



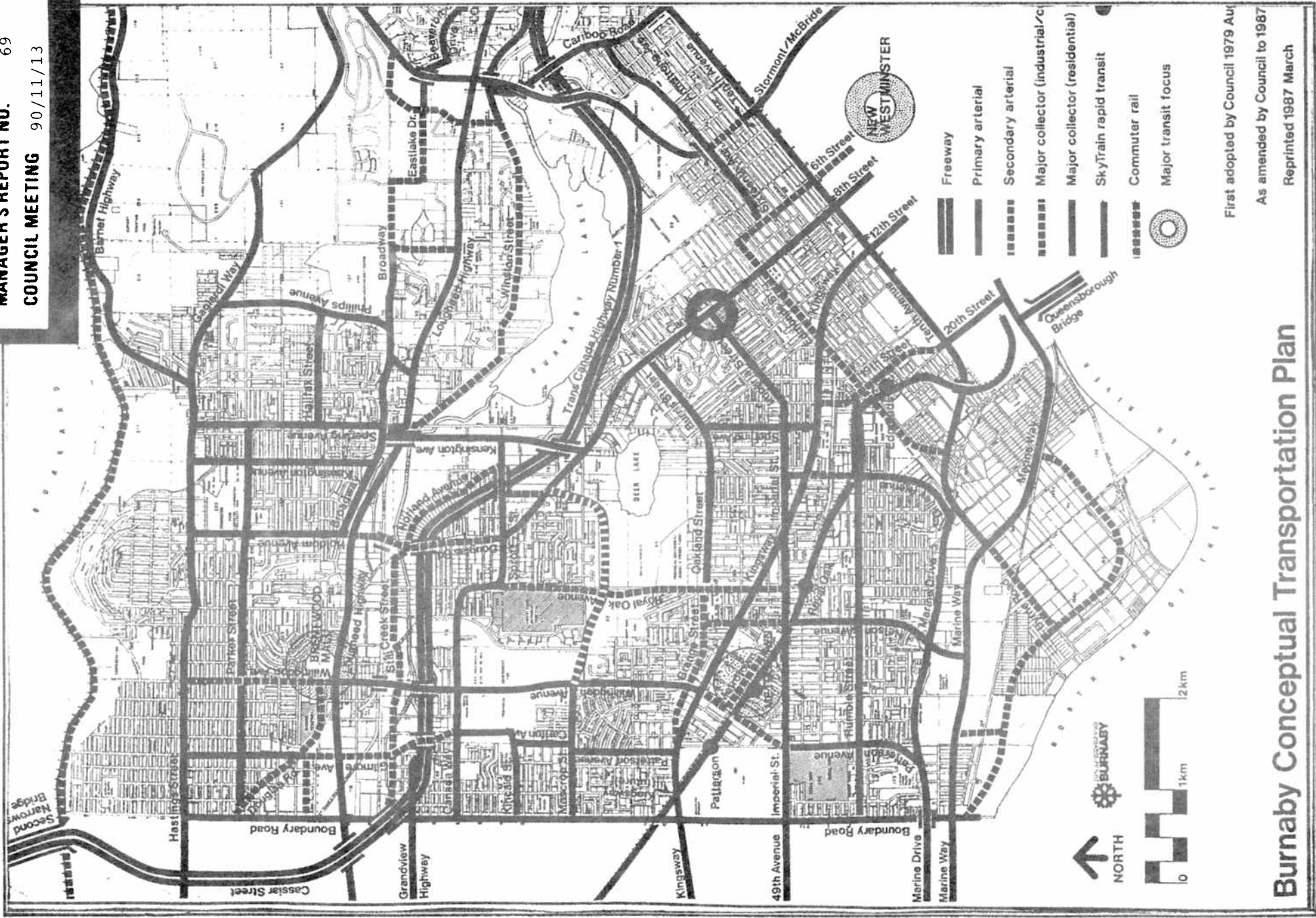
Planning &  
 Building Inspection  
 Department

Date: 1990 NOV.  
 Scale: 1:2000  
 Drawn By:

FIGURE 1

CORRESPONDENT'S PROPERTY  
 7600 IMPERIAL ST.





**Burnaby Conceptual Transportation Plan**

First adopted by Council 1979 Aug  
As amended by Council to 1987  
Reprinted 1987 March



Date: 1990 NOV

Scale: NTS

Drawn By:

**FIGURE 2 113**

**CANADA WAY / IMPERIAL  
INTERSECTION**

