

ITEM 26
MANAGER'S REPORT NO. 64
COUNCIL MEETING 93/11/01

TO: CITY MANAGER 1993 OCTOBER 27
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #29/93
LANE CONNECTION BETWEEN HILLVIEW STREET AND
FIELDING COURT
6991 WINSTON STREET (SEE ATTACHED SKETCH)
PURPOSE: To respond to the Council direction on this matter at the Public Hearing held
1993 October 26.

RECOMMENDATION:

1. THAT Council receive this report for information purposes.

REPORT

On 1993 October 26 the Public Hearing was held for Rezoning Reference #29/93, which involves a request to rezone the property at 6991 Winston Street from M5 Light Industrial District to R2 Residential District in order to permit the subdivision of the site into 5 single-family dwelling lots. The preliminary road improvements required for this rezoning included the extension of Fielding Court ending in a cul-de-sac within the property and a 6m (20 ft.) lane connection between the Fielding Court cul-de-sac and Hillview Street.

At the Public Hearing a number of residents of Hillview Street appeared to express their opposition to the above lane connection. The residents were generally supportive of the rezoning, but strongly opposed the vehicular connection between Fielding Court and Hillview Street due to concerns about safety and increased traffic flow.

In terms of transportation and traffic circulation objectives, it is general practice to require sufficient road right-of-way and the construction of the necessary road or lane improvements to avoid dead-end streets or lanes. This is considered beneficial in terms of traffic circulation, safety and convenience.

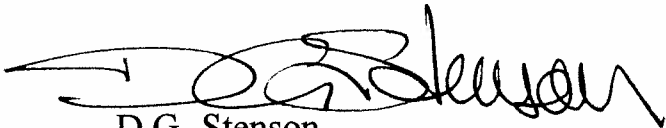
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In this case, the Fielding Court cul-de-sac and the existing developed east-west lane between Fielding Court and Hillview Street will provide adequate turnaround and access for emergency vehicles (see attached sketch).

Unless otherwise directed, staff will delete the proposed northerly connection between the future Fielding Court cul-de-sac and Hillview Street as a servicing requirement for Rezoning Reference #29/93.

This is for the information of Council.



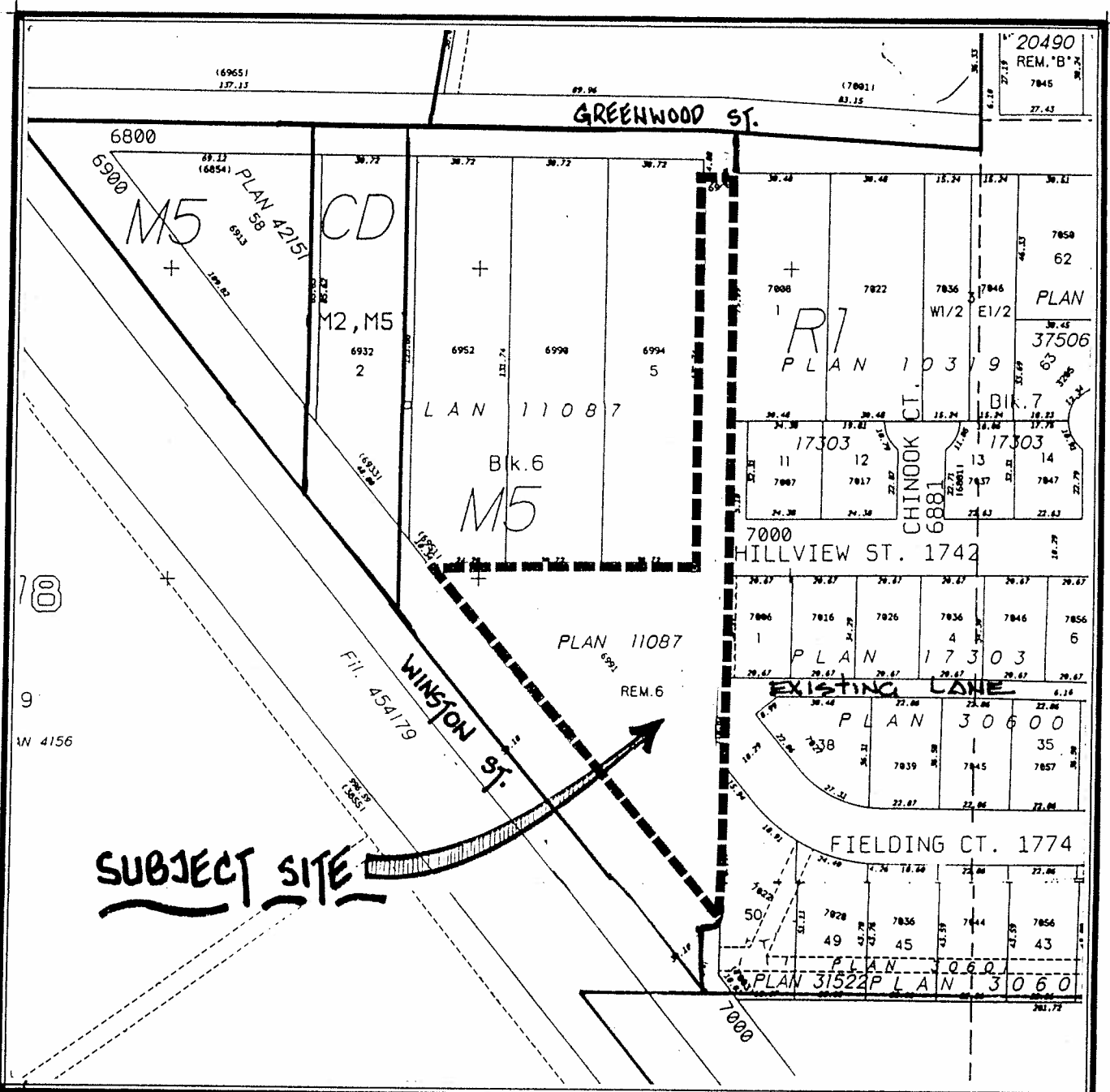
D.G. Stenson
Director
Planning and Building

BW:yg

Attachment

cc: Subdivision Reference #80/93
Director Engineering

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Date:
MAY 1993

Scale:
1:2000

Drawn By:
J.P.C.



City of
Burnaby
 Planning & Building Dept.



REZONING REFERENCE # 20/93

