TO: CITY MANAGER 1997 April 16

FROM: DIRECTOR, PLANNING & BUILDING

SUBJECT: 5616 Rumble Street, Burnaby, B.C.

PURPOSE: TO PROVIDE COUNCIL WITH INFORMATION REGARDING LANE CONSTRUCTION BEHIND THE 5600 BLOCK OF RUMBLE STREET

Recommendation:

1. THAT a copy of this report be sent to Mr. Rob McKeddie, 5625 Neville Street, Burnaby, B.C. V5J 2J1

REPORT

Background:

Appearing on the agenda for the Council meeting of 1997 April 21 is correspondence from Mr. Rob McKeddie of 5625 Neville Street, Burnaby, B.C. V5J 2J1. Mr. McKeddie is requesting a brief audience to voice his concerns regarding the construction of a lane behind the 5600 block of Rumble Street.

Present Situation:

In 1997, January the Building Department received an application and plans for the construction of a new single family dwelling at 5616 Rumble Street, Burnaby, B.C. As part of the routine review the plans were sent to the Engineering Department for assessment of the lane access. These plans were returned by the Engineering Department, with the indication that the lane access would not be permitted because there is no constructed lane adjacent 5616 Rumble, and there was no local improvement agreement in place for the construction of the lane. For information, a constructed lane does exist to the rear of the property immediately to the west (5608 Rumble, see attached sketch).

The owner then approached the Engineering Department directly, with plans and a design for the lane construction abutting 5616 Rumble. Once the Engineering Department had confirmed that the design complied with their standards, they accepted the builder’s proposal.
Both the Director Engineering and the Director Planning and Building consider it desirable to utilize lane access, where possible, to serve new residential development that fronts an arterial or collector street such as Rumble, in the interest of traffic safety and avoidance of unnecessary traffic congestion.

When the design was submitted and a service agreement was signed, the Building Department was advised and subsequently issued a building permit.

It is the practise of the Engineering Department to allow the owner to open unopened lanes to service the property if the lane is properly designed to Engineering Department standards, and if constructed by the owner at no cost to the City.

Work is currently under way on a new single family dwelling on the subject property and the Engineering Department is currently reviewing the lane design to ensure compatibility with existing site conditions. Upon satisfaction of all the requirements, it would be the intent of the Engineer to release approval for the construction of this section of lane.

D.G. STENSON
DIRECTOR, PLANNING & BUILDING

DGS/RMcW:mdw
d:\..\Ric\reports\Rmb5616.ccl

c.c. Chief Building Inspector
    Director Engineering