

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).

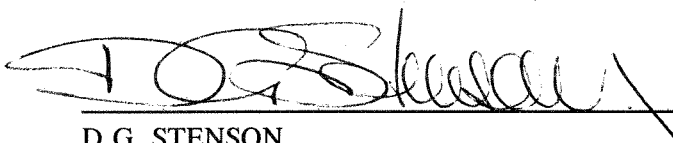
The owner then approached the Engineering Department directly, with plans and a design for the lane construction abutting 5616 Rumble. Once the Engineering Department had confirmed that the design complied with their standards, they accepted the builder's proposal.

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
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c.c. Chief Building Inspector
Director Engineering

N LMP2433

(P3)

1
5455

.98
CD

PLAN LMP2433

PARK
(P3)

2
5485

SUBJECT
PROPERTY

LMP2434

PLAN

L.97
M1

IRMIN

39.33	24.38	21.95	20.12	
5618				
70	5634	5648	5676	
41.26	10.07	71	72	6
47.99	20.25	20.48	20.12	1312
7578	10.07	18.29	21.95	1312
2	2	2	2	2
47.26	20.12	20.12	20.12	20.12
7584	15	14	13	12
A	EX. 25166	15	14	13
24.39	24.81	30.85	31.45	32.06
(5621)	20.12	20.12	20.12	20.12
25.09	20.12	20.12	20.12	20.12

RUMBLE STREET

21.03	17.98	9.75	9.75	9.75	9.75	14.63	14.63	9.75	9.75	9.75	21.49		
5408	5422	5436	5442	5458	5466	5478	5482	5510	5522	5544	5556	5568	5584
A	B	96	97	98	99	100	101	102	103	104	105	106	107
13220	64425	LMP120908	EX. 14209	PLAN	1908								

22.86	20.12	15.26	14.96	15.09	15.09	20.12	20.12
5608	5616	5626	5636	5646	5656	5666	5676
1	2	3	4	5	6	7	8
2285	2012	1526	1496	1509	1509	2012	2012

9.75	9.75	9.75	14.63	14.63	9.75	9.75	9.75	9.75	19.51	19.51	10.85	10.85
57476	36499	PLAN	1908									
1	2	3	4	5	6	7	8	9	10	11	12	13
5415	5419	5427	5443	5467	5479	5491	5495	5519	5525	5581	5591	5607

22.86	20.12	20.12	20.12	20.12	20.12	20.12	20.12
5605	5615	5625	5635	5645	5651	5675	
1	2	3	4	5	6	7	
2285	2012	2012	2012	2012	2012	2012	

NEVILLE ST. 3430

19.51	9.75	9.75	19.51	19.51	9.75	9.75	9.76	9.76	9.75	9.75	9.76	9.76	22.01
(5582)													(5582)

11.36	10.07	20.12	20.12	10.07	10.07	20.12	10.11
5604							

Date:

Scale:

Drawn By:



