

TO: CITY MANAGER

1998 August 18

FROM: APPROVING OFFICER

**SUBJECT: ROAD CLOSING REFERENCE #10/97  
Proposed Closure of a Lane Allowance Between  
3300 Boundary Road and 3718 Canada Way**

PURPOSE: To seek Council authority to close a portion of redundant lane allowance which is proposed to be consolidated with 3300 Boundary Road

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**RECOMMENDATION:**

1. **THAT** Council authorize the introduction of a Road Closing Bylaw involving the closure of a redundant lane allowance subject to the conditions outlined in this report.

**REPORT**

**1.0 Background:**

Council will recall that at its meeting of 1996 December 09, a report from the Traffic and Transportation Committee (Traffic Safety Division) was received regarding the erection of cement barricades for security and traffic safety reasons (copy of the report *attached*). Council concurred with the recommendations and subsequently two barricades were erected, one at Canada Way and the lane and the other at the end of the building line.

We are now in receipt of a request from the agent of the property owner, Mr. Edward Burnham, to legally close this lane allowance as his client (who owns both 3300 Boundary Road and 3718 Canada Way) wishes to purchase the closed lane allowance for consolidation with his property at 3300 Boundary Road (see *attached* sketch).

Notice of the requested closure was circulated to the various internal departments and external agencies having an interest in the subject lane.

## 2.0 Current Situation:

When all the reports from internal departments and various external agencies were received, the Planning and Building Department sent a letter to the applicant stating that approval for the proposed lane closure would be contingent upon completion of the following conditions:

- a) Consolidation of the closed lane allowance with 3300 Boundary Road.
- b) Payment of compensation to the City in the amount of \$33.00 per sq. ft. (approximately 2,395 sq. ft.) plus GST plus PTT.
- c) A statutory right-of-way for B.C. Telephone 3.0m x 26.0m north from Laurel Street to protect their existing utility.
- d) A statutory right-of-way in favour of B.C. Gas to protect their existing distribution system. They will require a 3.0m right-of-way centered over the existing gas main.
- e) A statutory right-of-way in favour of B.C. Hydro to protect their existing plant will be required.
- f) The 150mm dia. sanitary sewer within the closure area will be turned over to the registered owner of 3300 Boundary Road upon registration of the closure and consolidation plans. Any future maintenance of this sanitary sewer will be the responsibility of the owner.
- g) A statutory right-of-way for public pedestrian access 6.10m wide across the northerly portion of the closed lane allowance will be required. This will provide continued public access to the parking area of 3718 Canada Way.

In order to maintain the vehicular access from Laurel Street for 3718 Canada Way, a private access easement over the closed lane allowance in favour of 3718 Canada Way will be required.

- h) The barrier curb and sidewalk on Schou Street will be required to be restored at a cost of \$3,100.00 plus \$217.00(GST). The temporary traffic barriers must be returned to the City Works Yard.

CITY MANAGER  
ROAD CLOSURE REFERENCE #10/97  
Proposed Closure of Lane Allowance  
Between 3300 Boundary & 3718 Canada Way  
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- i) Submission of all necessary road closing bylaw plans, consolidation plans and right-of-way plans to Planning.
- j) Submission of up-to-date title searches.
- k) Completion of the Statement as to Citizenship form and submission to the City.
- l) Granting of the Order-In-Council by the Minister of Municipal Affairs to the Road Closing Bylaw.
- m) All registration costs and document preparation fees must be submitted to Planning prior to registration.
- n) A \$100.00 Final Examination Fee must be submitted to Planning upon submission of the consolidation plans.
- o) Any outstanding taxes must be paid.

The Planning and Building Department has received the written concurrence to the above-referenced conditions from the applicant.

Accordingly, this report is submitted to Council seeking concurrence to the introduction of a Road Closing Bylaw.

  
D.G. Stenson  
APPROVING OFFICER

SAM:hr  
Atts.

cc: City Solicitor  
Director Engineering  
(Attention: Don Braun,  
Ernie Jensen)  
Director Finance

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CITY OF BURNABY

TRAFFIC AND TRANSPORTATION COMMITTEE  
(TRAFFIC SAFETY DIVISION)

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**F. LANE CLOSURE 3700 CANADA WAY**

RECOMMENDATIONS:

1. **THAT** Council approve the closure of the lane parallel to Boundary Road between Canada Way and Laurel Street.
2. **THAT** Edward Burham, c/o Kennedy-Cooper Realty, 548 Columbia Street, New Westminster, B.C., V3L 1B1 be sent a copy of this report.

REPORT

The Traffic and Transportation Committee (Traffic Safety Division), at its meeting held on 1996 December 03, adopted the attached report requesting approval to close the lane parallel to Boundary Road between Canada Way and Laurel Street for security and traffic safety reasons.

MEMBERS:

Mr. N. Smith  
Mr. D. Berardine  
Mrs. M. Canessa  
Mr. E. Fourchalk  
Ms. L. Kapp  
Mrs. D. Mumford  
Mr. D. Ramsbotham  
Mr. D. Richardson  
Mr. A. MacDonald

Respectfully submitted,

Councillor J. Young  
Chairman

Councillor D. Evans  
Member

:-COPY - CITY MANAGER

- DIRECTOR ENGINEERING  
- OFFICER-IN-CHARGE, R.C.M.P.

City of Burnaby

INTER-OFFICE COMMUNICATION

**TO:** TRAFFIC SAFETY COMMITTEE **DATE:** 1996 10 31  
**FROM:** ASST. DIRECTOR ENGINEERING,  
TRAFFIC & ENGINEERING SYSTEMS **FILE:** 50-01-07  
**SUBJECT:** LANE CLOSURE 3700 CANADA WAY  
**PURPOSE:** To request the Committees approval to close the lane parallel to Boundary Road between Canada Way and Laurel Street.

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RECOMMENDATIONS:

1. THAT the Committee approve the closure of the lane parallel to Boundary Road between Canada Way and Laurel Street.
2. THAT Edward Burnham, c/o Kennedy-Cooper Realty, 548 Columbia Street, New Westminster, B.C., V3L 1B1 be sent a copy of this report.

REPORT

BACKGROUND

Earlier this year we had received an enquiry from Mr. Edward Burnham regarding closing the lane that runs between Laurel Street and Canada Way parallel to the 3300 Block Boundary Road. Mr. Burnham represents the property owner on either side of the lane (same owner) and is requesting a closure for safety and security reasons.

DISCUSSION

As mentioned, the lane itself runs between Laurel Street and Canada Way. Entering the lane from Laurel Street, access can be gained to the parking areas of Hanna Medical Clinic to the west and the Toronto Dominion Bank to the east. As you approach Canada Way the lane runs between the two buildings (see Attachment 1). This is the area of concern to Mr. Burnham and his clients.

Apparently, there had been a number of robberies occurring at the TD Bank with the lane being used as a get-away route. This prompted the request for the closure.

The issue was discussed internally and the Departments involved including Engineering, Planning, Fire, and the RCMP have supported the proposal. Additionally, the Traffic Division adds that due to the proximity of lane access/egress to the Canada Way/Schou intersection, the closure makes sense from a safety perspective.

The proposal would call for the installation of barricades at Canada Way and at the building line as opposed to Laurel Street so as to maintain access to the parking areas (again indicated on Attachment 1). Space would be left available between the barricades to maintain access for pedestrian and wheelchair use.

In summary, both for security and traffic safety reasons, we recommend the closure of this lane as discussed to the Committee.

ASST. DIRECTOR ENGINEERING,  
TRAFFIC & ENG. SYSTEMS

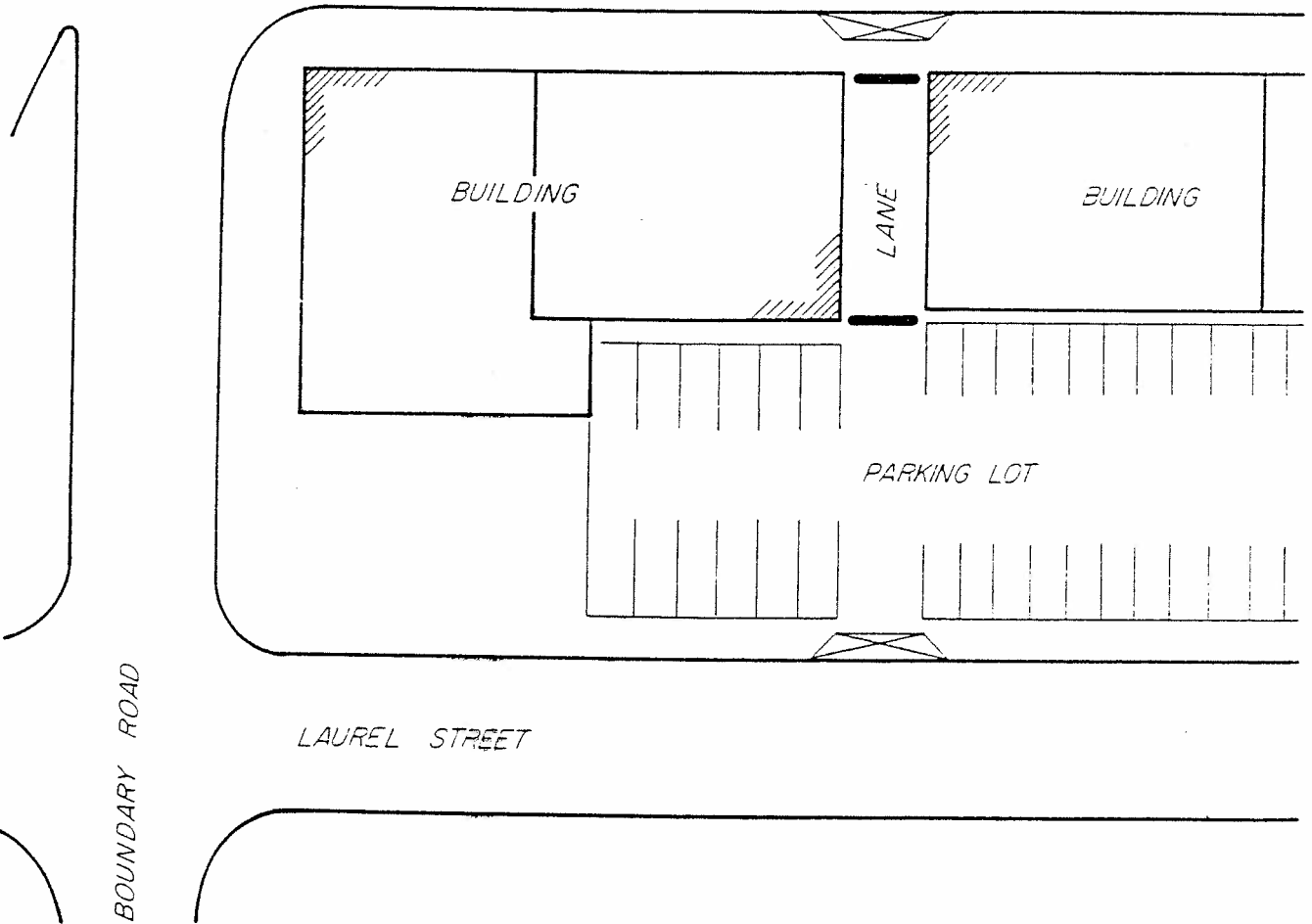
EJ:  
Attach.

cc: City Manager



CANADA WAY

SCHOU STREET



— PROPOSED BARRICADES

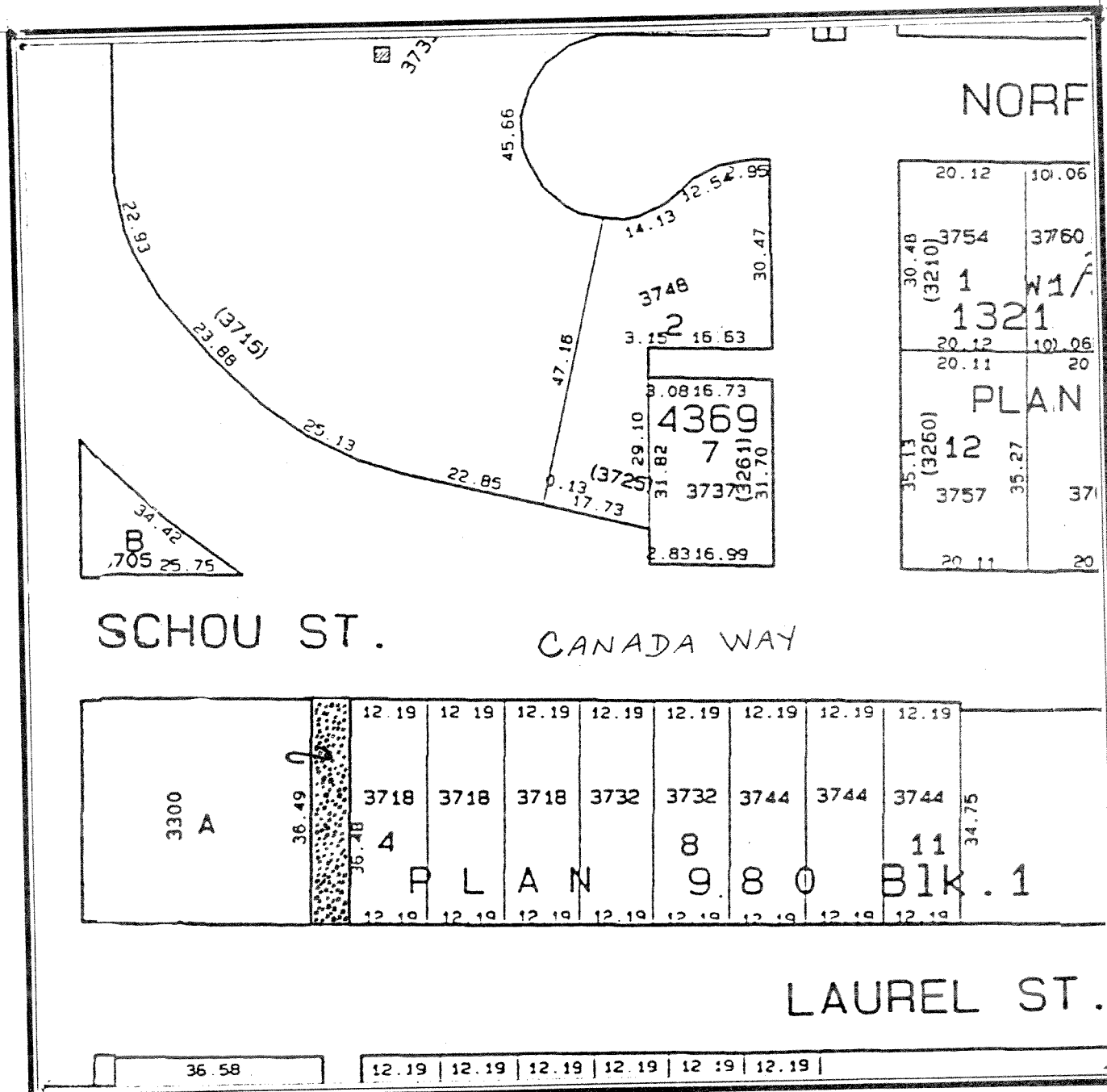
NO.	DATE	REVISION



**PROPOSED BARRICADES**  
LANE EAST of BOUNDARY ROAD  
BETWEEN SCHOU ST - LAUREL ST

DRAWN BY	H. LOUIE	SCALE	N.T.S.
APPRVD BY	CDL	DATE	96-11-12

**A 412**



Date:  
1997 AUGUST

Scale:  
1:1000

Drawn By:  
SAM



City of Burnaby ROAD CLOSING REFERENCE  
Planning & Building Dept # 10/97



LANE ALLOWANCE TO BE CLOSED AND CONSOLIDATED WITH 3300 BOUNDARY ROAD