

August 23, 1971

MANAGER'S REPORT NO. 51, 1971.

His Worship, the Mayor,
and Members of the Council.

Gentlemen:

Your Manager reports as follows:

<u>Item No.</u>	<u>Subject</u>	<u>Page</u>
1	Letter from Mr. L. Warne Concerning Access to 7726 Wedgewood Street Rezoning Reference #20/71	1
2	Underground Wiring	2
3	Demolition of Municipal House, 5071 East Hastings Street	4
4	Demolition of House Lots 1 & 2, Block 17, D.L. 79, Plan 2385 5020 Canada Way. (Hovington)	5
5	Ornamental Street Lighting Work Chargeable to Capital Budget	6
6	R.C.M.P. Monthly Report	7
7	Closure of Part of Braemar Ave. Municipal Land - D.L. 86 - Stage 3 - Phase 2	8
8	Zoning Application #48/71 Lots 1, 2 & 3, Block 77, D.L. 127, Plan 4953	10
9	Big Bend Area - Parkland	14
10	Big Bend Area - Subdivision Approval Subdivision Reference #162/70	15
11	Building Department's Monthly Report	19
12	Medical Health Department's Monthly Report	20
13	Rezoning Reference #17/70 Lots "E" and 23 to 28 Inclusive, Block 3, D.L. 25W Burnaby Halfway Lodge Society. (Item 26, Manager's Report No. 47, Council Mtg. July 26, 1971)	23
14	Attendance at Canadian Association of Chiefs of Police, Inc. (Item No. 6, Manager's Report No. 29, Council Meeting, April 26, 1971)	24
15	Chevron Canada Limited Modernization Plan Preliminary Plan Approval No. 1435	25
16	Preliminary Plan Approval Proposed Computer Centre, Winston Street at McConnell Drive, Northerly Ptn. of Lot 86, D.L. 42, Plan 38000.	26

continued

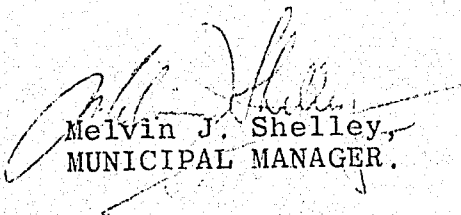
<u>Item No.</u>	<u>Subject</u>	<u>Page</u>
17	Question on Rezoning raised by Mr. H. Collingwood Lot 3, Blocks 1/3, D.L. 43, Plan 13984 3968 Phillips Avenue	28
18	Keeping of Racing Pigeons 7763 Coquitlam St., L. G. Finch. (Item No. 31, Mgr's Report No. 45, Council Meeting July 12, 1971)	32
19	6557 Elgin Mrs. Helen Reeves (Item No. 44, Manager's Report No. 49, Council Meeting Aug. 9, 1971)	33
20	Location of Meteorological Tower Proposed Municipal Land Lease (Item 23, Manager's Report No. 37, Council Meeting May 25, 1971)	35
21	Easement for Drainage Purposes Subdivision Reference #74/70	42
22	Comprehensive Development Proposal Kingsway and Barker - "Burnaby Centre" Rezoning Reference #74/69	44
23	Municipal Superannuation - Female Employees	45
24	Fire Department Monthly Report	47
25	Engineer's Special Estimates	49
26	Solid Waste Disposal -- Contract with Inter-Tidal Industries Ltd. (Terra Nova) (Item No. 19, Manager's Report No. 37, Council Meeting May 25, 1971)	50
27	Road Construction Requirements on Streets Partially Within and Outside Subdivisions Subdivision Procedure	51
28	Request for Cost Relief on Road Construction Subdivision Reference #56/70 Norburn Construction (Item No. 49, Manager's Report No. 45, Council Meeting July 12, 1971)	53
29	Request for Cost Relief on Road Construction Subdivision Reference #86/71 Chivers Realty	57
30	Request for Cost Relief on Road Construction Subdivision Reference 95/71 R. Lee	61
31	Tenders for Supply and Installation - Soccer Field Lighting - Burnaby North Senior Secondary School (Kensington Park).	65
32	Proposed New Industrial Zoning Categories and Regulations - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 23, 1971.	67
33	Big Bend Area Study and P.P.A.'s #1546 & 1533.	79

continued . . .

August 23, 1971

<u>Item No.</u>	<u>Subject</u>	<u>Page</u>
34	Parking Areas in Required Front Yards	84
35	North Burnaby Youth Corps	85
36	Zoning and Rezoning for Land Use Minister of Municipal Affairs	90
37	Miscellaneous Matter Raised in Letter from Miss Rhoda Jeffers, 4254 Charles Street	91

Respectfully submitted,


Melvin J. Shelley,
MUNICIPAL MANAGER.

MJS:nb

1. Re: Letter from Mr. L. Warne
Concerning Access to 7726 Wedgewood Street
Rezoning Reference #20/71

In a letter dated August 4, 1971, Mr. L. Warne commented on permission being given to 7726 Wedgewood Street for an access from Wedgewood when two other applicants for driveway crossings were refused - one to Kennametal Ltd. (7779 Edmonds) and the other to 20th Century T.V. building (7845 Edmonds).

As Mr. Warne has pointed out, access to two commercial properties fronting on Edmonds Street has been denied in recent months. In both cases, the sites were deep within what the Planning Department considers to be the residential precinct, away from Canada Way. In both cases, trucks making deliveries to the properties would have been involved on a fairly regular basis. In each case, the properties had sufficient frontage to allow for a driveway to the rear of the site off Edmonds and a building of reasonable width.

In the case of the property for proposed rezoning, the Department considered the following points:

1. As the intersection of Edmonds and Canada Way is signalized, it is preferable to limit driveway access within a reasonable distance of the intersection, to avoid conflict with normal traffic movements and storage capacity. The proximity of the subject property to this intersection would here suggest that alternative access be used.
2. As a result of the limited lot width (roughly forty-five feet), space for building would be extremely limited if a driveway were required down one side to give access from Edmonds Street to parking and loading at the rear.
3. The location of the proposed site is immediately adjacent to an existing driveway access to Wedgewood Street from the retail store at the corner of Canada Way. Hence the distance from the existing commercially used portion of the street would be a matter of feet. Furthermore, it is anticipated that vehicles using the parking area will be primarily private passenger cars rather than trucks, due to the nature of the proposed dental clinic's use.

The Planning Department feels satisfied that the circumstances in this case justify the position it took, and that access from Wedgewood would be preferable to access from Edmonds. This matter was generally discussed with Mr. Warne on July 26 when he visited the Planning Department.

RECOMMENDATION:

THAT Mr. Warne be advised of the reasoning behind the Planning Department's actions.