

37. Re: Sidewalk Crossing,
6832 Balmoral Street.

Appearing on the Council Agenda for the Council meeting of August 9, 1971, is a letter from Mr. T.W. Mills regarding a sidewalk crossing which the Engineer will not approve as it contravenes our Zoning Bylaw.

Contrary to the comments made in the last paragraph of Mr. Mills' letter that the present parking arrangement was approved by the Municipality, to our knowledge no formal approval was given for this parking arrangement, and in fact, the plans submitted at the time of the building permit application showed a parking area between the two buildings with the front yard area clear. This designated parking area has been fenced off and is now a play area for the children living in the apartment.

Prior to the construction of curbs on municipal streets, all offstreet parking areas are checked for conformity to existing municipal bylaws before crossings will be permitted. In the case of the captioned property, the Engineer finds that not only do the vehicles violate Section 800.6 of the Burnaby Zoning Bylaw No. 4742, 1965, which prohibits front yard parking, but the vehicles now parked in the right-angle arrangement encroach into the street allowance. Because of the limited area, all vehicles would be required to back into the street to do their maneuvering.

In addition to the two apartments listed as the Mills apartments, there is a third apartment building in the complex under the name of Balmoral apartments (no word has been received back from the owner of the Balmoral apartment regarding refusal of his crossing).

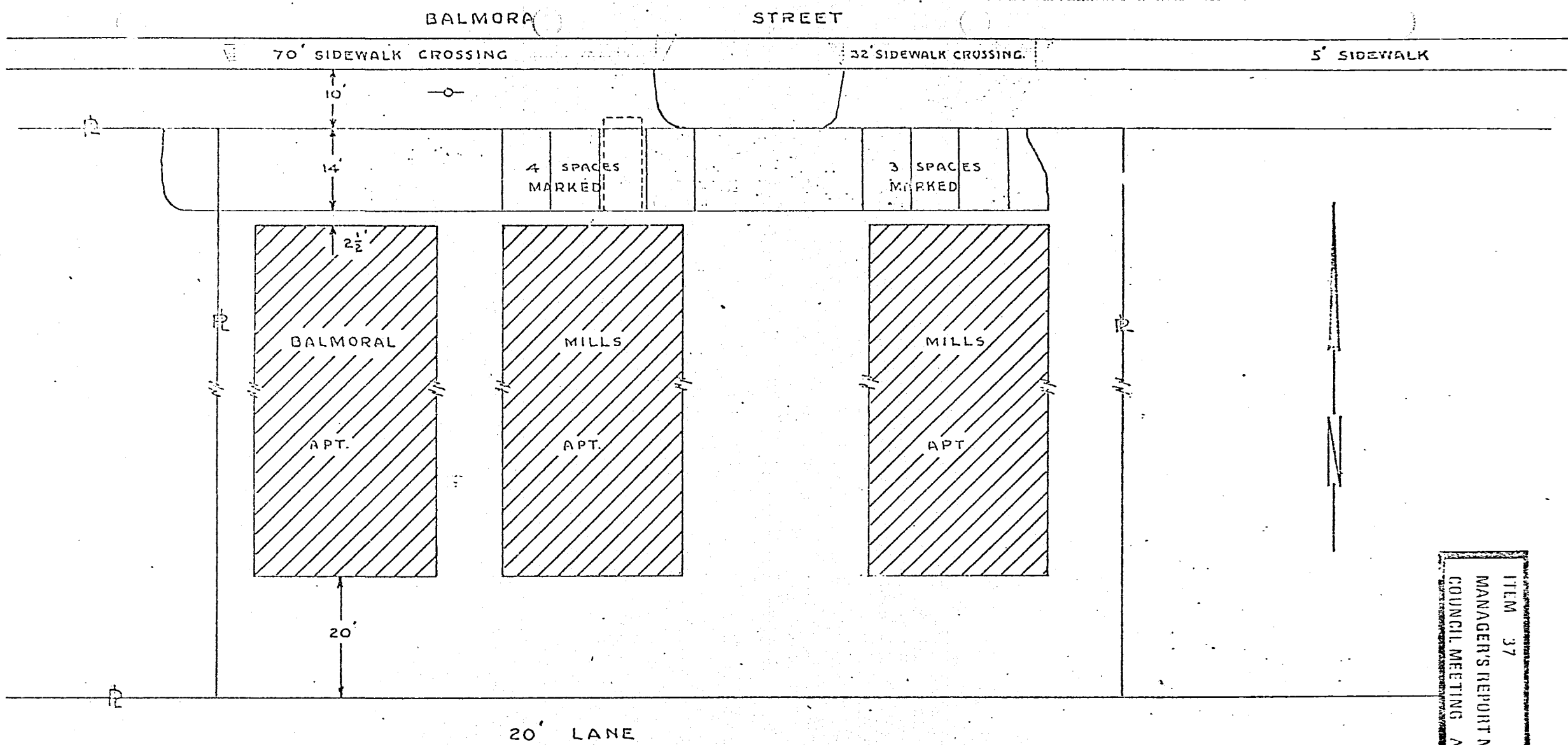
On the attached sketch, the Engineer has shown the general layout of the existing parking arrangements and the extent to which we would be required to drop the curb to accommodate its present operation.

From the Traffic Operations standpoint, the Engineer is opposed to the retention of this parking lot for the following reasons:

1. The vehicles are parked in violation of the Burnaby Zoning Bylaw and are also in violation of Section 180(a) of the Provincial Motor Vehicle Act which prohibits parking on the boulevard.
2. Any drop in the curb would have to be well in excess of the standard width to accommodate the present usage.
3. Other apartments in the block have landscaped their front yard areas with the result that this permitted use could detract from the area in general.
4. The maneuvering into the street is undesirable and could present an accident potential to vehicles and pedestrians alike.
5. Permission to continue using this area for parking could set a precedent that would weaken the Municipality's efforts to clean up undesirable and unsightly front yard parking arrangements now rampant throughout many areas of Burnaby.

RECOMMENDATION:

THAT the Bylaw not be amended; and
THAT the Engineer be requested to work with Mr. Mills to arrive at possible alternative methods for resolving his parking problem within the confines of the present bylaws.



ITEM 37
 MANAGER'S REPORT NO. 49
 COUNCIL MEETING AUG. 9/71

SKETCH SHOWING
 MILLS APARTMENTS
 BALMORAL STREET
 BURNABY.

CORPORATION OF THE DISTRICT OF
 ENGINEERING DEPARTMENT
 TRAFFIC ENGINEERING
 DESIGNED BY
 DRAWN BY Edward J. G. Way
 CHECKED BY
 APPROVED BY

1" = 20'
 AUG 5 - 1971

T. 737

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