

26. Re: Letter dated October 30, 1973 from D. Vass
6645 Charles Street, Burnaby, B. C.
Driveway Crossing

Appearing on the Agenda for the November 13, 1973 meeting of Council is a request from D. Vass for retention of a twenty-foot driveway in front of the residence at 6645 Charles Street.

Pictures of the subject property will be available for viewing at the meeting of Council on November 13, 1973.

Mr. Vass also referred his request for a twenty-foot driveway to the Department of Municipal Affairs. Our reply to the Honourable J.G. Lorimer was almost identical to the content in the attached report from the Engineer.

The Licence and Sanitation Departments will conduct follow-on investigations regarding the parking of large trucks in the subject area should such investigations be necessary following completion of a driveway crossing at 6645 Charles Street. There have been no recent complaints regarding parking of trucks at this location.

In reference to Mr. Vass' comment regarding a twenty-foot crossing two doors away, we advise that the residence at 6605 Charles Street has a twenty-foot crossing that leads to a double carport that fronts onto Charles Street. The width of this crossing is for this reason compatible with our policy, and is, therefore, allowed.

Other crossings in the twenty-foot range are those that service parallel driveways from abutting properties. In these cases we often find that it is more practical to give one common crossing to both driveways.

RECOMMENDATION:

THAT the subject property be provided with a twelve-foot single lane crossing in accordance with existing Municipal policy.

ITEM 26

MANAGER'S REPORT NO. 84

COUNCIL MEETING Nov. 13/73

November 8, 1973.

TO: Municipal Manager
FROM: Municipal Engineer
RE: DRIVEWAY 6645 Charles Street (Vass)

Mr. Vass first came to our attention as a result of a complaint. The complaint involved a number of items related to uses being made of the property at 6645 Charles Street. These included the parking of large transport tractors in front and side yard, the servicing of these vehicles on the property, the spillage of oil and diesel fuel as well as the general untidy condition of the premises.

We checked the complaint related to the vehicle use of the lot and found that the occupants had on their own extended their culverted vehicle crossing and were using part of the boulevard and front yard area to park vehicles. As a result, we wrote to Mr. Vass on 11 April, 1973 (copy attached) requesting that he remove the unauthorized culvert.

Mr. Vass failed to answer or comply with our request.

At about the same time our License Department became involved in the complaint because of the violations to the Zoning By-law. We are attaching a copy of a letter dated 3 October, 1973, sent to our Mayor from the License Inspector as well as other related correspondence.

In September of this year we checked out vehicular access to all properties in the 6600 Block Charles Street prior to the construction of concrete curbs and sidewalks. The property at 6645 Charles Street still had the unauthorized culvert extension which was serving a parking area on the front lawn and boulevard and a single lane dirt driveway that extended along the east side of the lot past the house and into the rear lane. There is a carport at the rear of the house that is at right angles to this dirt driveway. In accordance with our policy on driveway crossings we informed the owner that the Municipality would be providing a 12' single lane crossing of the sidewalk measured at the back of the walk. Mr. Vass objected and insisted that he needed a 20' crossing. As the existing conditions did not meet our policy for a 20' crossing and also bearing in mind the present misuse of the property, we resolved not to alter our decision to provide only a 12' crossing.

Shortly after the sidewalk was poured we received a call from the original complainant who wanted to know why we gave Mr. Vass such a large driveway in view of the truck parking problem. We had the crossing checked by our inspector and he informed us that someone had altered his stakes indicating to the contractor a 12' crossing and placed them to indicate a requirement for a 28' crossing. The contractor was advised to remove the 28' crossing and replace it with a 12' crossing as originally approved.

To the best of our knowledge the property at 6645 Charles St. is still under investigation by the Sanitation Dept. for possible oil and diesel fuel leaks to the storm sewer system and by the Fire Marshall's office for fuel storage violations.

RECOMMENDATION:

In view of the above report and attachments, we are recommending that Council concur with our action in allowing a single vehicular access of 12 ft. measured at the back of the sidewalk.

HB:op

Atts. c.c. () Mayor () Clerk
() Traffic Supervisor


E.E. OLSON
MUNICIPAL ENGINEER

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MANAGER'S REPORT NO. 84

COUNCIL MEETING Nov. 13/73

11 April, 1973.

The office of the Engineer

Mr. D. Vass,
6645 Charles Street,
Burnaby, B.C.

Dear Sir:

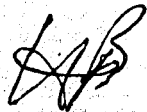
We have been advised that you have extended the existing culvert serving your driveway with oversized culvert to serve a parking area adjacent to your driveway.

Our investigation shows that the parking area contravenes Section 800.6 of the Burnaby Zoning By-law, which states "No Parking area shall be located within a required front yard" and also contravenes Section 180 of the Motor Vehicle Act, which states "No person shall stop, stand or park a motor vehicle on (a) a sidewalk or boulevard".

It is also a contravention of the Burnaby Traffic By-law #4299 to do works on public rights-of-way.

In view of the above, we are requesting you to remove the culvert installed by yourself within 14 days from the above date.

Yours very truly,



E.E. Olson, P. Eng.
MUNICIPAL ENGINEER

CRF:pm

- c.c. () Supervisor Information
() A.C. Broosfield, Pollution/Pest Control Officer

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MANAGER'S REPORT NO. 84

COUNCIL MEETING Nov. 13/73

THE CORPORATION OF THE DISTRICT OF BURNABY

INTER-OFFICE COMMUNICATION

TO: Mayor Constable
FROM: Chief Licence Inspector
SUBJECT: Mr. D. VASS
6645 Charles Street
Burnaby 2, B.C.

DEPARTMENT:
DEPARTMENT:

DATE: October 3, 1973
OUR FILE #
YOUR FILE #

The subject property was cause for complaint during April and May of this year concerning the storage and repairing of two transport tractor trucks thereon.

Investigation indicated that Mr. Andy Hacault, resident to this property operates a truck tractor under contract to a Vancouver based long distance trucking firm and that the vehicle was parked and serviced on this property. Telephone conversation with Mr. Hacault confirmed that activity and he was informed that such use is not permitted in a residential zone. (Zoning By-law provides for one commercial vehicle not exceeding three-quarter ton parked in the rear yard only).

This information was confirmed in a registered letter on April 16, 1973 which was returned by the addressee as a registered letter. The letter was mailed under a plain cover and again returned by the addressee. On May 23, 1973 an attempt to deliver the letter by hand was undertaken by this office. The letter was refused by Mrs. Hacault but was left on the back porch.

Conversation with Mrs. Hacault indicated she knew nothing of trucks being operated by her husband or parked on the property. Some reference was made to the landlord and the possible operation of trucks but again Mrs. Hacault denied any specific knowledge.

Continued investigation served to reveal that Mr. D. Vass, the registered owner of the property is Mrs. Hacault's son. He together with Mr. Hacault operate truck tractors and use the subject property as a parking area and effect some repairs when they are between trips. Consequently, on May 28, 1973 a letter was mailed to Mr. Vass in which he was informed of the non-conforming use of the property and advised to discontinue such use. The letter was not registered and to the best of our knowledge was delivered.

Following the last letter, the complainants were advised of our action and requested to contact this office if the situation continued. To this date we have heard nothing further.

A considerable amount of waste oil had been spread around the driveway area of the property and there was a general untidy condition, therefore the Environmental Health Department was advised of the complaint.


H. Buckley,
CHIEF LICENCE INSPECTOR.

PK:dc

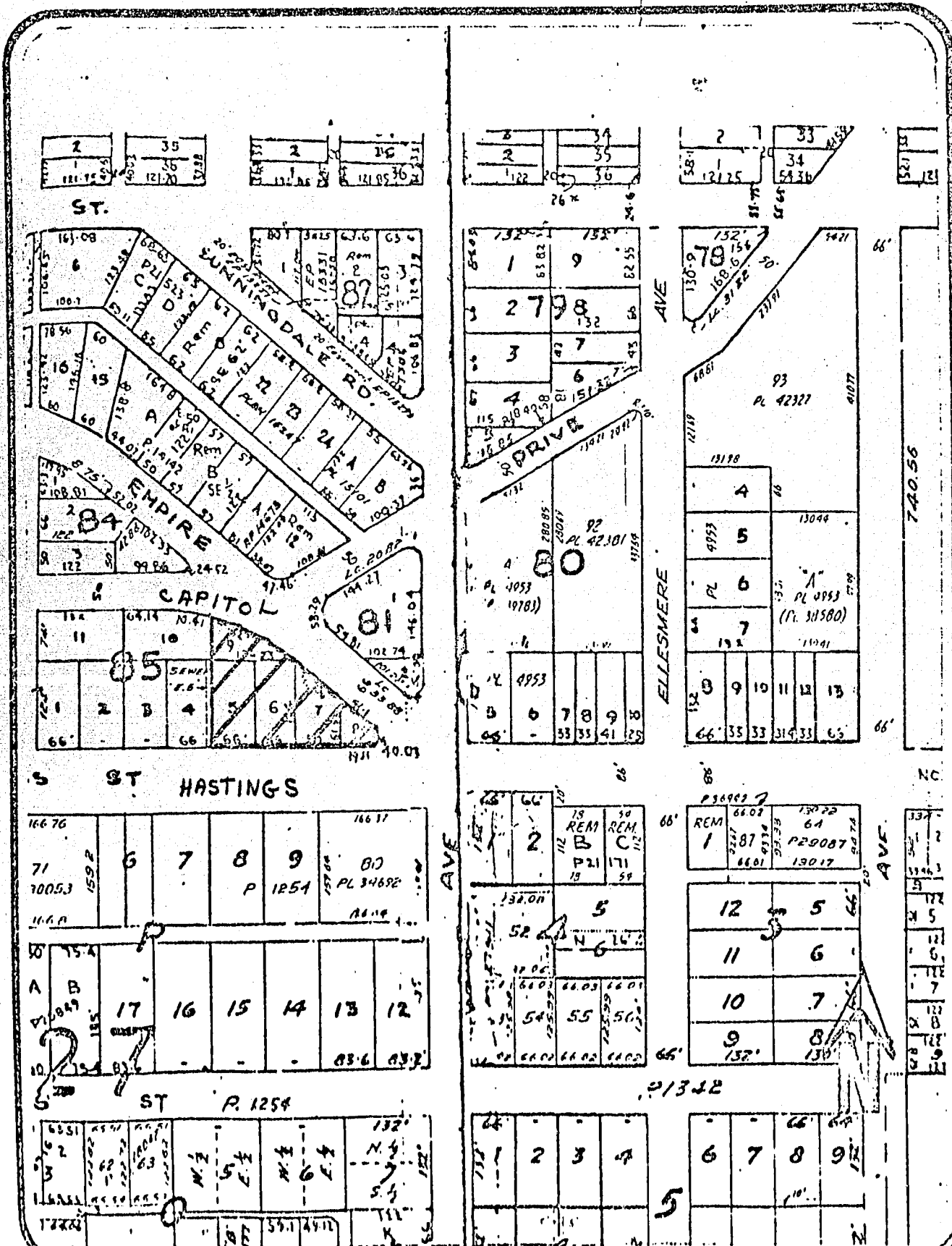
BY-LAW CORRESPONDENCE

NOVEMBER 13, 1973

Consideration and Third Reading:

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 26, 1973

(#6337)



SCALE 1:200
 DRAWN JH
 DATE July, 73

REZONING REFERENCE 33/13

BURNABY PLANNING DEPARTMENT

