

9. Re: Front Yard Driveway
4776 Buxton Street

Appearing on the Agenda for the February 19, 1973, meeting of Council was a request dated February 7, 1973, from Mr. A. Tufts for retention of a driveway in the front yard of his residence at 4776 Buxton Street.

The Engineer has investigated the matter and advises as follows:

"During a check of vehicle accesses prior to the construction of a curb and sidewalk, it was noted that a gravelled parking area in the front yard of 4776 Buxton Street violated Section 800-6 (1) of the Burnaby Zoning By-law. As a result, a written notice was sent to the registered owners notifying them that no vehicle crossing would be provided in the new curb and sidewalk.

In researching the background of the above home, we would advise that it was located at its present address in September of 1967 having been moved from 5926 Kathleen Avenue. The reference in Mr. Tufts' letter to the convenience of a front driveway for 26 years must include the period when the house was located at 5926 Kathleen Avenue and really has no bearing on the present condition which was created at least two years after the adoption of the Zoning By-law. There is also a reference in Mr. Tufts' letter to a bump between his driveway and the crossing to the east which should be clarified. If he is permitted access to Buxton Street, we would combine both crossings and make one wide one with no separating bump.

As noted on the attached sketch, the Tufts have, at the present time, three legal parking structures with access to the rear lane. To provide a legal parking spot from the front street would require an extension of the front yard gravelled driveway, which Mr. Tufts has indicated he is only prepared to extend as a last resort. As this extension would involve a fair amount of excavation work, we would not expect it to be done once the crossing was provided.

The abutting property at 4792 Buxton Street has not provided any vehicular access to the lane, but uses the gravelled area shown on the attached sketch. As this access leads to a legal parking area, we have informed the registered owner that front access will be provided.

In view of the above report and the fact that the Tufts have already provided legal parking structures for three vehicles, we would recommend that no access be provided to Buxton Street."

RECOMMENDATION:

THAT the request to retain a front yard driveway at 4776 Buxton Street be approved upon the condition that the subject driveway is extended to a legal parking area by the owner prior to commencement of the L.I.P. work which is tentatively scheduled to begin in May, 1973.

ITEM 9
MANAGER'S REPORT NO. 15
COUNCIL MEETING Feb. 26/73

