

ITEM 12

MANAGER'S REPORT NO. 55

COUNCIL MEETING Aug. 19/74

Re: Letter dated July 29, 1974 from Mr. Satwant S. Dhindsa  
Sidewalk Crossing to Property at 5505 Georgia Street

Appearing on the Agenda for the August 19, 1974 meeting of Council is a request from Mr. Satwant S. Dhindsa for retention of a sidewalk crossing to property at 5505 Georgia Street (see attached sketch). Following is a report on this matter from the Municipal Engineer.

Because the plan which the Building Department approved several years ago is not available for review, we are not able to determine if it included reference to the illegal parking area that exists on the subject site. In any event, the Deputy Chief Building Inspector advises that it has never been the policy of the Building Department to approve a plan containing an illegal parking area, or for that matter, any design feature which would contravene a bylaw. While there are no exceptions to this policy, it is recognized that errors may occasionally occur. We have no reason to suspect, however, that an error was made in this particular case.

RECOMMENDATIONS:

THAT the vehicle crossing to serve the existing illegal side yard parking be denied; and

THAT Mr. Satwant S. Dhindsa be sent a copy of this report.

\* \* \* \* \*

TO: MUNICIPAL MANAGER

AUGUST 9, 1974

FROM: MUNICIPAL ENGINEER

RE: VEHICLE ACCESS AT 5505 GEORGIA STREET

In connection with the submission from Mr. S. S. Dhindsa, owner of property at 5505 Georgia Street, we would advise that the access leads to an illegal parking area. The property is in an R district on the northeast corner of Georgia Street and Howard Avenue.

The parking area in question is contrary to two sections of the Burnaby Zoning By-law 1965. Section 6.15(3a) states that any parking area (in an R district) must be separated from an adjoining street by a landscaped strip of not less than six feet. Three feet of the existing asphalt is inside the required six foot area leaving a seven and a half foot (width) parking area. Section 800.7(2) states that all off-street parking spaces must have a width of eight and a half feet unless one side adjoins a structure over one foot in height. In such a case the width will be increased by one foot. The seven and one half foot asphalt width falls short by one foot of the requirement.

Between the asphalt and the building is a curb and a walkway making it impossible for a vehicle to legally park there unless the walk was removed. It is also impractical to extend the driveway into the back yard due to a grade change of about three feet.

Whether or not a parking space is legal it is our policy to try and limit crossings no closer than five feet to the beginning or end of curb returns. Mr. Dhindsa's driveway is one foot inside the curve.

In his letter Mr. Dhindsa states that the house was built in 1966 - 1967 and in fact a building permit was issued February 9, 1966. The zoning by-law was in effect in 1965 leaving no doubt that the parking area was built contrary to the Zoning By-law 1965.

As an alternative access, Mr. Dhindsa has a sidewalk crossing on Howard Avenue with a second driveway leading to a garage situated in the rear yard. Parked on this driveway is a trailer and a truck, neither of which appear to have been in use for quite some time.

In addition, if he wished to park in the rear yard closer to the house, he could apply for a second crossing off Howard Avenue as indicated on the attached plan. This alternative would then provide access to a parking area that would meet the requirements of the Burnaby Zoning By-law 1965.

RECOMMENDATION:

THAT the vehicle crossing to serve the existing illegal side yard parking be denied; and

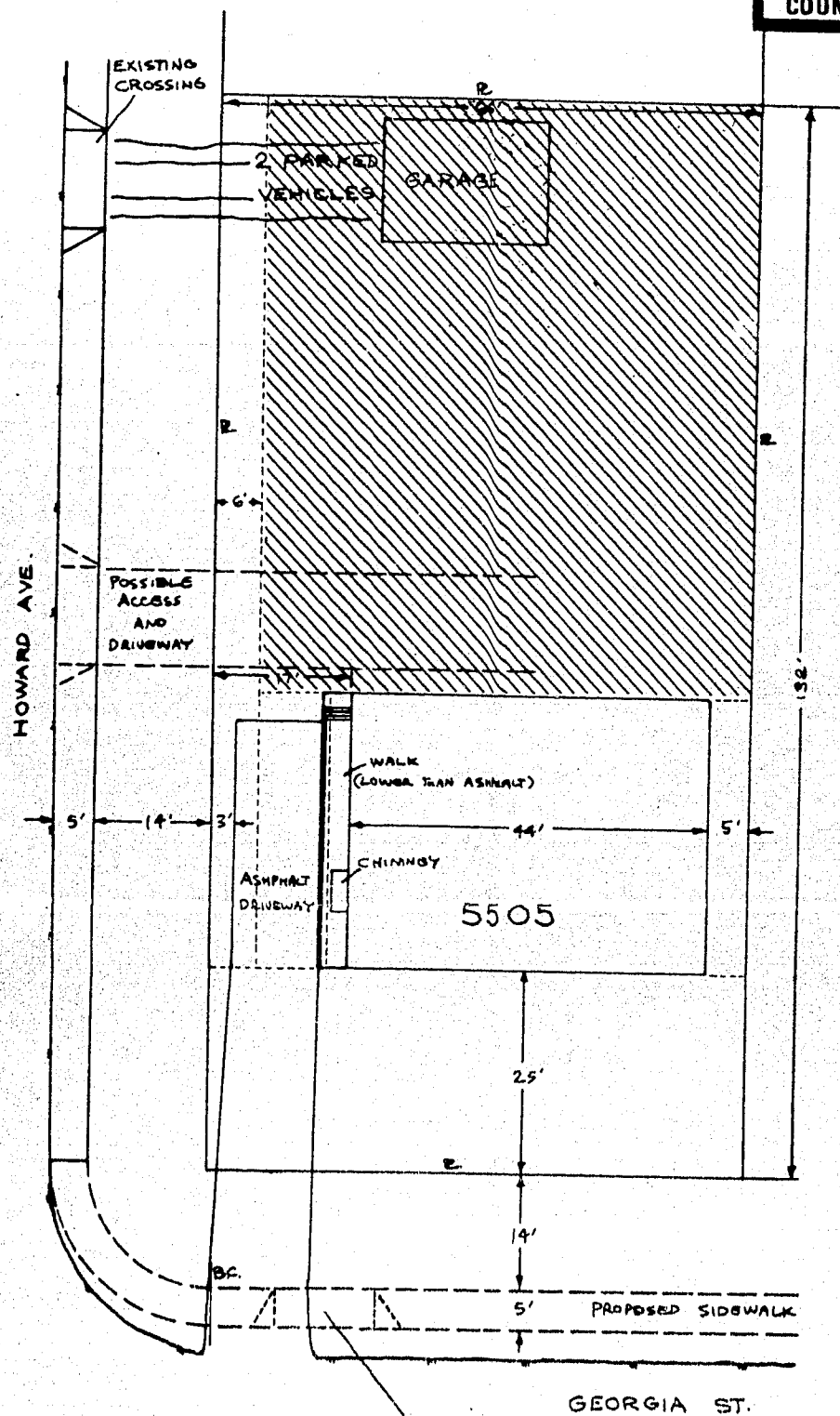
THAT Mr. S. S. Dhindsa be sent a copy of this report.


MGR:wlh  
Att.

  
MUNICIPAL ENGINEER

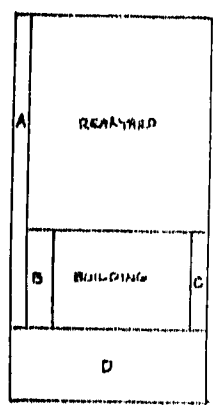
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 DENOTES AREA THAT CAN BE LEGALLY PARKED IN

POLICY NOT TO LOCATE CROSSING CLOSER THAN 5' TO BC OR E.C.



PARKING RESTRICTIONS

- A ZONING BY-LAW SEC. 615 (3a) - 6' SIDE YARD
- B ZONING BY-LAW SEC. 600.7 (2) - 6.5' PARKING SPACE
- C ZONING BY-LAW SEC. 600.7 (2) - 8.5' PARKING SPACE
- D ZONING BY-LAW SEC. 104.5 - 2.5' FRONT YARD