

Re: Letter dated September 10, 1974 from Mr. James A. Smith
6922 Elwell Street, Burnaby
Parking on Elwell Street

Appearing on the Agenda for the September 30, 1974 meeting of Council is a letter from Mr. James A. Smith regarding apartment tenants' utilization of parking spaces on Elwell Street, and also, excessive speeds in the adjacent lane (Alderman Lawson requested that this correspondence be referred to Council for consideration). Following are reports on these matters from the Superintendent, Officer in Charge, Burnaby Detachment, R.C.M.P. and the Municipal Engineer:

A. R.C.M.P.

" A copy of Mr. James A. Smith's letter dated September 10, 1974 concerning parking in front of private homes in the 6900 block Elwell Street has been forwarded to me for report. I am advised that Mr. Smith has made complaints of this nature in the past and has made requests to Council to have the 6900 block Elwell posted "parking for residents of the 6900 block only".

The problem with this type of complaint is that those responsible for enforcement generally do not know at what time the offending vehicle was parked, and therefore rely on the chalking of tires. Following the expiration of the three-hour time limit permitted under the Burnaby Street and Traffic Bylaw 4299, the vehicle may be ticketed provided it was left between 8:00 A.M. and 3:05 P.M. I am advised that Mr. Smith has received immediate response to his complaints in the past and on each occasion tires of the alleged offending vehicles were chalked.

Because of our many other commitments and priorities, this street cannot be patrolled on a continuous basis; but we will continue to respond to complaints to the best of our ability.

As far as the lane speeding is concerned, we could not utilize driveways used by apartment residents for observing traffic; however, we have used private driveways for this purpose and would be prepared to do so again with the consent of the owner if the circumstances warrant it."

B. MUNICIPAL ENGINEER

"Reference the letter of complaint from James A. Smith of 6922 Elwell Street regarding on-street parking.

The subject of tenants from the two apartments on the south side of the 6900 block Elwell Street parking in front of Mr. Smith's house has been the source of continued complaints from Mr. Smith since the apartments were first built and occupied.

The apartment closest to the complainant has 50 suites and 50 off-street parking stalls. Although they charge \$6.00 per stall over and above the rent, all but four of these stalls are rented. The next apartment to the east has 65 suites and while it includes the parking stall in the rent it has a number of vacant stalls. The reasons given for the preference to on-street parking by some tenants were:

1. The high incidence of vandalism in underground parking garages.
2. The difficulty of maneuvering into some stalls.
3. On-street parking was felt to be more convenient, particularly if one was anticipating going out again.

Since our last report on this subject, copy attached, in July of 1972, the street has undergone a local improvement and now consists of a 36 foot curb sidewalk standard. The four homes listed previously still have the same amounts of off-street parking.

Re: Letter dated September 10, 1974 from Mr. James A. Smith - Cont'd.

While we realize that the majority of property owners would like to have that section of the public street in front of their own property set aside for their own use, we are reminded again that it is a public highway and serves as a means of access to ones property, not as an adjunct to it. In commenting on the three hour bylaw that is in effect from 9:00 a.m. - 6:00 p.m. we would advise that this was introduced years ago as a means of assuring free curb space for such things as wood and coal deliveries. It is questionable in this day and age whether it is an essential requirement as most complaints are made just because someone is parking there, not because the complainant needs the space. In a number of daytime visits to the area, we have found the curb space in front of the four homes vacant of vehicles or occupied by one or two vehicles.

In regard to speeding in the lane at the rear of Elwell Street, we would advise that in previous radar checks no vehicles were found to be travelling in excess of 20 M.P.H. While we would not dispute that an occasional vehicle will exceed this speed, as will happen in most lanes, it does indicate that the subject lane is functioning normally.

RECOMMENDATION:

THAT no action be taken to provide special reserved on-street parking for the complainant.

THAT the R.C.M.P. continue to make periodic radar checks in the area.

THAT Mr. Smith be sent a copy of this report."

Requests from Mr. Smith and three neighbours for various forms of parking controls (resident parking only, no parking at anytime, etc.) were denied by the Traffic Safety Committee. The matter of speeding and installation of speed bumps in the lane was also considered by the Committee; in this regard, the only action taken by the Committee was to recommend more extensive surveillance by the R.C.M.P.

It should also be noted that the Municipality restricts vehicular parking on portions of residential streets only under limited and very special circumstances. Such restrictions would not apply in the case in question because it would set a very undesirable precedent whereby the Municipality would become obligated to provide similar restrictive parking zones throughout Burnaby upon request of citizens. Should this be allowed to occur, violations would become virtually impossible to enforce.

RECOMMENDATIONS:

THAT no action be taken to provide special reserved on-street parking for the complainant; and

THAT the R.C.M.P. continue to make periodic radar checks in the area; and

THAT Mr. Smith be sent a copy of this report.

ITEM 29
MANAGER'S REPORT NO. 61
COUNCIL MEETING Sept. 23/74

THE CORPORATION OF THE DISTRICT OF BURKABY

INTER-OFFICE COMMUNICATION

TO: Municipal Manager DEPARTMENT: DATE: 6 July/72
FROM: Municipal Engineer DEPARTMENT: OUR FILE #
SUBJECT: Parking Problem, 6900 Block Elwell Street YOUR FILE #

Reference your memo of 4 July, 1972.

The 6900 Block Elwell Street is situated between Griffiths and Salisbury Avenues. The development on the north side of the street is comprised primarily of angle family homes and a small private hospital at the corner of Griffiths. On the south side of the street are two apartments (total 115 suites) and five single family homes. Two of these homes are occupied by the complainants and all are at the west end of the block.

Mr. Kondra of 6932 Elwell Street complained mainly when we visited him about the parking of cars in front of his walk. The walk consists of an extension of alignment of his concrete walk across the grass boulevard to a 3' length of culvert pipe and is quite hard to distinguish. He wants signs erected forbidding parking five feet either side of this culvert or no parking at all in front of the five homes. He claims the other people would be in favour of such action.

Present off-street parking available:

6940 Elwell - garage in basement with access to Elwell.
6932 " - no off-street parking provided - owns one vehicle.
6922 " - area off lane for two vehicles.
6914 " - garage and carport off lane.

The Municipality is at present initiating a L.I.P. that will provide a 36' curbed pavement. If this is approved and built, the subject complaint should resolve itself.

In the meantime, we would recommend against any posted parking restriction.

HB:op

EE Osa
MUNICIPAL ENGINEER

c.c. () Planning Director
() Traffic Supervisor