

RE: ADMIRAL HOTEL  
(ITEM 14, REPORT NO. 40, 1979 MAY 28)

ITEM 15 Supplementary  
MANAGER'S REPORT NO. 40  
COUNCIL MEETING 1979 05 28

#### REPORT

Appearing on the agenda for tonight's meeting of Council is a report from the Director of Planning on the Admiral Hotel.

The Director's report makes specific reference to closure of the existing hotel parking lot access driveway from Albert Street as a means of reducing the physical conflict and noise problems associated with hotel patrons' vehicles exiting directly onto Albert Street opposite existing apartment dwellings. Inasmuch as Albert Street is essentially residential in nature, it would be appropriate to orient vehicle movements associated with this commercial enterprise to the available commercial lane, rather than perpetuating direct commercial access to the residential street. Moreover, it is clear that many of the objections registered by nearby residents stem from patrons' vehicles in the parking lot itself, as well as on the adjacent street, and driveway closure will not only separate out and redirect these vehicles away from the residential uses, but also make possible a continuous screening element such as an evergreen hedge and improved landscaping across the north boundary of the site.

The Municipal Engineer, however, has expressed the concern that should the parking lot's access to Albert Street be closed, all vehicles will be required to exit to the lane, which because of the location of the driveway from the other parking lot, will be likened to a congested four leg intersection. At this point the traffic will have three options, go east or west in the lane or continue through the smaller parking lot to exit to Hastings Street. Which ever option they choose this traffic will not only be in conflict with other traffic but it will also be in conflict with the many pedestrians that are bound to be in the area. With the closure of the Albert Street access this conflict problem will be compounded.

Further reflection on the foregoing considerations suggests that the most appropriate course of action would be to install a temporary closure and monitor the situation for a period of three months. The results obtained from the evaluation to be carried out during this trial period by the Engineering Department would more clearly show whether or not a permanent closure should be implemented at this location.

The reason for the trial period is to determine if any traffic problems would result from the egress of traffic from only one opening of the lot. It would be in order to review the effects of the temporary closure before any remedial action of a permanent nature is initiated.

If Council approves the proposal which is being advanced in this report, the following should be done:

- a. A temporary barricade be installed at the hotel's expense at the existing opening from the parking lot onto Albert Street as shown on the attached sketch.
- b. The Admiral Hotel be required, as a condition of approval for the extension of operating hours, to provide a letter of credit which would ensure that if a permanent closure is to be installed, that this would be done entirely at the hotel's cost, and that it would be effected by completing the concrete screen fence across the existing driveway opening, the replacement of the existing drop curb and sidewalk crossing with standard municipal curb and sidewalk and provision of related landscaping. The amount to be secured by the letter of credit would be equivalent to the sum that would be required for the completion of these works. The preliminary estimate is \$1,800.
- c. The letter of credit would be returned if the decision is made to leave the driveway onto Albert Street open, i.e., not close it permanently by the completion of a screen fence.

ITEM 15 Supplementary  
MANAGER'S REPORT NO. 40  
COUNCIL MEETING 1979 05 28

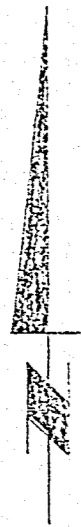
RECOMMENDATION:

1. THAT the Admiral Hotel's request for extension of hours with respect to the operation of a pub on its premises be approved subject to the following conditions:

199

- (a) Completion of landscaping to include the planting of screening and trees adjacent to the rear parking area off Albert Street; and
- (b) Installation of a temporary barricade, and a letter of credit to ensure that monies are available for the permanent closure of the driveway from the lot to Albert Street following a three month trial period if it is determined that a permanent closure should be implemented at this location as more specifically noted in this report; and
- (c) Completion of the landscaping on the balance of the property irrespective of any decision that is made on the driveway; and
- (d) The preparation of an independent professional noise study of the hotel facility.

\* \* \* \* \*



GILMORE AVE.

ALBERT ST.

TEMPORARILY BARRICADE  
TO BE INSTALLED HERE

EXISTING  
CONC. BLOCK  
SCREEN FENCE

4125 PARKING LOT

CAPACITY APPROX. 100 VEH.

SUBJECT  
CROSSING

(8.5m)

28'

LANE

24'

(7.3m)

4125  
PARKING  
LOT

CAPACITY  
APPROX.  
30 VEH.

(7.3m)

24'

4125

HASTINGS ST.

4125 HASTINGS ST.

ITEM	15 Supplementary
MANAGER'S REPORT NO.	40
COUNCIL MEETING	1979 05 28

200

"NOT TO SCALE"

BURNABY TRAFFIC DIV.  
DWIG J.A. TESSLA  
79-05-25