

ITEM	14
MANAGER'S REPORT NO.	51
COUNCIL MEETING	1979 07 30

Re: LETTER FROM KERBEL & COMPANY, BARRISTERS & SOLICITORS
1910 - 777 HORNBY STREET, VANCOUVER, B. C., V6Z 1T6
K.Y. COFFEE SHOP ON NORLAND AVENUE

Appearing on the agenda for the 1979 July 30 meeting of Council is a letter from Mr. Joel A. Kerbel, of Kerbel & Company, regarding the affect of a parking prohibition on Norland Avenue relative to the K. Y. Coffee Shop. Following is a report from the Municipal Engineer on this matter.

RECOMMENDATION:

1. THAT the recommendations of the Municipal Engineer be adopted.

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TO: MUNICIPAL MANAGER 79 07 24
FROM: MUNICIPAL ENGINEER
SUBJECT: K.Y. COFFEE SHOP
2701 NORLAND AVENUE, BURNABY, B.C.

RECOMMENDATIONS:

1. THAT the existing parking prohibition on Norland Avenue be retained.
2. THAT Kerbel & Company, 1270 - 777 Hornby Street, Vancouver, B.C., be sent a copy of this report.

REPORT

Reference the submission from Kerbel & Company dated 79 07 20 regarding parking for the captioned coffee shop.

For many years Norland Avenue between Douglas Road and Laurel Street consisted of a 6.1 metre (20 foot) asphalt pavement, narrow gravel shoulders and deep ditches, all within a 14 metre (46 foot) right-of-way. Because of the restricted width of the useable roadway, parking had always been prohibited. Even in spite of this the numerous trucking firms along Norland Avenue were finding the facility inadequate for the size of vehicles being used with the result that many were slipping into the ditches when turning into or out of the properties.

As a result of continued operational problems on Norland Avenue, it was decided to improve the pavement width to the standard 14 metres between curbs even though the undertaking was going to be expensive. Firstly the soils were of an unstable condition. Secondly the right-of-way was inadequate and road widenings had to be purchased along the entire length of Norland Avenue. Thirdly, because the area was a heavy activity area with no alternate road system, traffic had to be maintained at all times during construction.

(cont'd)

138


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From the beginning of the project it had been our intention to continue to prohibit parking on Norland Avenue even when the road was finished to its final standard. This we felt was justified for the following reasons:

1. Parking had never been permitted on Norland Avenue in the past, therefore no property was being deprived of an existing privilege.
2. Because of the number of driveways and the turning paths of the large vehicles common to this area, parked vehicles would only impede their operation.
3. To allow one property parking privileges would only open the way to further concessions to other properties, some of whom have already been refused on street parking.

Further to the above we would advise that the proprietor of the K.Y. Coffee Shop had informed us that he was going to enquire into the leasing of the Municipal lot on the northeast corner of Douglas and Norland Avenue for use as a parking lot. While he made enquiries at the Legal and Lands Department no formal written request has been submitted to date.

In summary while we appreciate the desire of some businesses to have on street parking, we feel that the accommodation of the moving traffic should be given preference and that parking must continue to be prohibited.


MUNICIPAL ENGINEER

HB/ch

- c.c. () Traffic Supervisor
() Legal & Lands Department
() R.C.M.P., Burnaby Detachment