

ITEM	12
MANAGER'S REPORT NO.	75
COUNCIL MEETING	1979 11 05

RE: LETTER FROM JOSEPH AND ELISABETH STAUDACHER  
 4911 DUNDAS STREET, BURNABY, B.C. V5B 1A1  
 LOCAL IMPROVEMENT PROJECT FRONTING A COMMERCIAL ESTABLISHMENT  
 AT 1244 BOUNDARY ROAD

Appearing on the agenda for the 1979 November 05 meeting of Council is a letter from Joseph and Elisabeth Staudacher regarding the effect of a local improvement project on vehicular crossing to the property at 1244 Boundary Road. Following is a report from the Municipal Engineer on this matter.

A sketch of the area in question is attached.

RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER  
 FROM: MUNICIPAL ENGINEER  
 SUBJECT: 1244 BOUNDARY ROAD

79 10 29

RECOMMENDATIONS:

1. THAT Council concur with the action taken.
2. THAT Mr. Saudacher, 4911 Dundas Street, Burnaby, B.C., V5B 1A1, be sent a copy of this report.

REPORT

Reference the submission from Mr. Joseph Saudacher regarding vehicle access to Dependable Industries of 1244 Boundary Road.

Williams Street has just recently undergone a local improvement that replaced the old interim asphalt cap pavement with a 14 metre concrete curbed pavement. Prior to the construction of the curbs all vehicle accesses were checked for their compliance to Municipal bylaws and regulations. During this inspection it was noted that the area inside the building behind the overhead doors mentioned in Mr. Staudacher's submission would be unable to accommodate a 9 metre truck as required under the Zoning Bylaw 1965.

In researching the building permit we found that the original building was built in 1952. The plan that accompanied the permit indicates the door opening and an area behind the door of sufficient dimensions to accommodate a 9 metre truck. This then made the area conform to what was later made mandatory under the Zoning Bylaw 1965, No. 4742, Section 900.6 (2).

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ITEM	12
MANAGER'S REPORT NO.	75
COUNCIL MEETING	1979 11 05

144

However in 1969, four years after the passing of the previously mentioned Zoning Bylaw a mezzanine lunch room was constructed for the new tenant, Dependable Industries, which reduced the then legal loading area to a non-conforming length of approximately 4 metres, contrary to Section 900.1(2) of the Bylaw, which states:

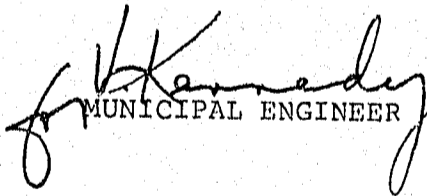
"The regulations contained in this Schedule shall not apply to buildings, structures or uses existing on the effective date of this bylaw, except that...off street loading existing on the effective date of this bylaw shall not be reduced below the applicable off street loading requirements of this schedule".

The illegally non-conforming mezzanine was constructed without the benefit of a Building Permit. The survey card in the Building Department dated 1969 March 28 confirms the fact that no permit was issued, and also, that this construction was temporary and would be removed in two weeks. This was not done. The card does not give further information so it is not possible to provide Council with further information on this matter. It will be further reviewed by staff.

In addition to the above, the area between the mezzanine and the door is occupied by the tenant's equipment, i.e. table saw, band saw, etc. When we talked to the tenant about the lack of space to back a vehicle beyond the door because of his equipment he advised that they move it when receiving deliveries. It should be noted that if a 9 metre truck was to back to the door which is on the property line he would extend 9 metres into the street (see copy attached).

Because of the above noted non-compliance with the Zoning Bylaw the owner Mr. Saudacher was advised in writing that a drop in the curb would not be provided. In later discussions with the tenant Mr. Prior and Mr. Saudacher, we suggested that if a submission was made for Preliminary Plan Approval showing a legal loading area behind the door we could then provide a curb crossing.

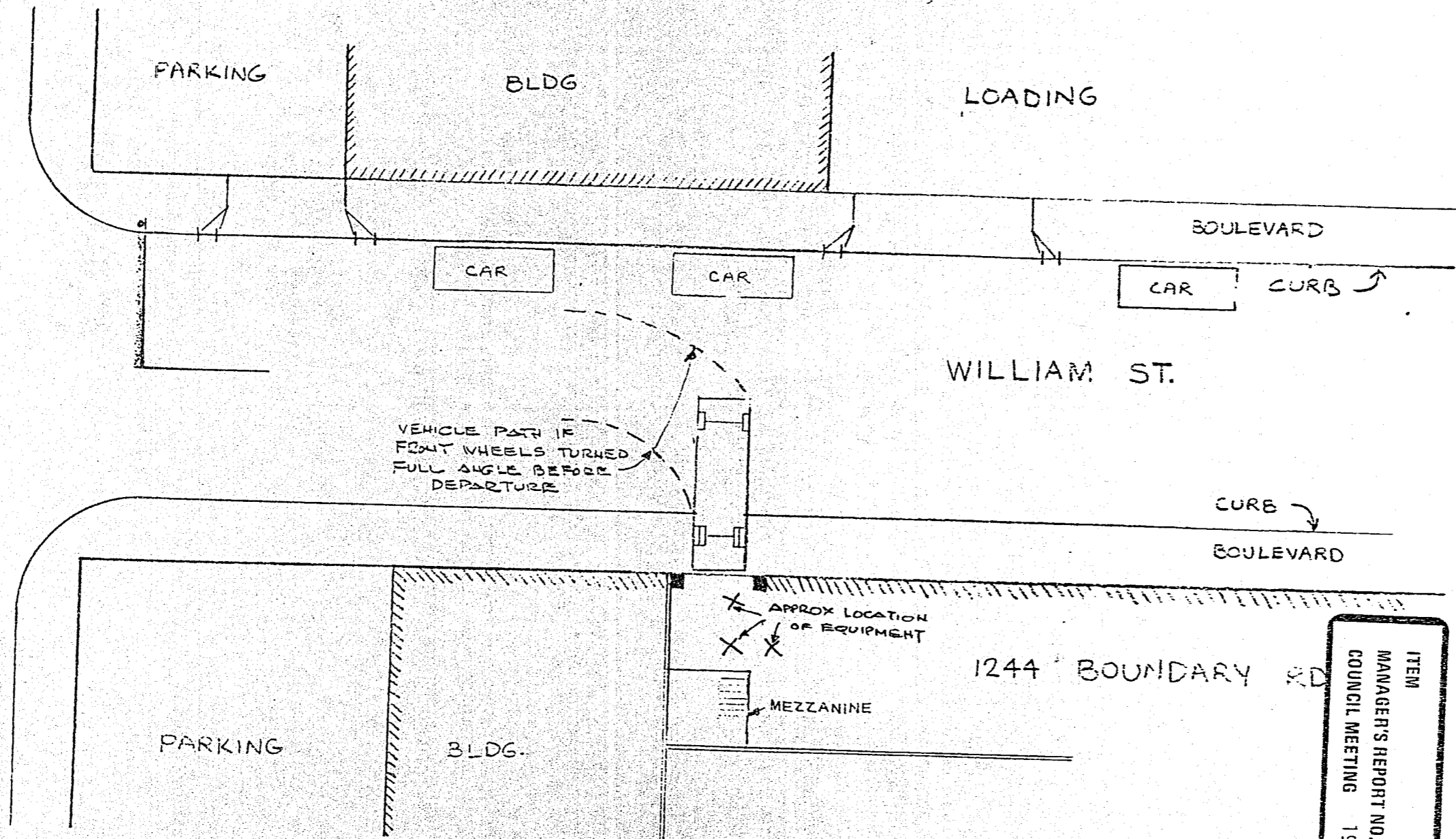
As an interim measure we have prohibited parking adjacent the curb in front of the subject loading doors and advised Mr. Saudacher by letter, dated 79 10 22 (copy attached), of the action taken and the course to take should he wish to provide off street loading.

  
MUNICIPAL ENGINEER

HB:sp  
Attach.

cc: ( ) Traffic Supervisor  
( ) Chief Building Inspector

BOUNDARY ROAD



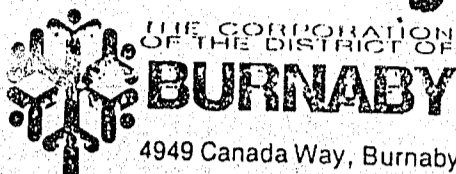
145

SCALE 1:250

DWG. J.A. TESS

ITEM	12
MANAGER'S REPORT NO.	75
COUNCIL MEETING	1979 11 05

ITEM	12
MANAGER'S REPORT NO.	75
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4949 Canada Way, Burnaby, B.C. V5G 1M2  
Engineering Department

146

Telephone (604) 294-7460

79 10 22

Mr. Staudacher  
4911 Dundas Street  
Burnaby, B.C.  
V5B 1A1

Dear Sir:

Re: LOADING FACILITIES FOR 1244 BOUNDARY ROAD

We have received a telephone call from Mr. J. Prior in regards to the deficiency of loading facilities to your building.

Under the current Local Improvement Project on William Street, we noticed boulevard loading in front of an overhead door servicing Dependable Industries. Machinery and a stairway prevents vehicles from loading within the building.

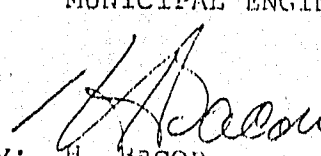
In compliance with Municipal Engineering policy, we were unable to grant a drop curb in front of the overhead door.

Although on-street loading zones are prohibited by Municipal policies, we have installed a parking prohibition on Williams Street which will improve access to Dependable Industries. However, it is your responsibility to provide on-site loading facilities.

We would advise that if you wish to make alterations to provide loading facilities, you should make application for preliminary plan approval to the Planning Department.

Yours truly,

E.E. Olson, P. Eng.  
MUNICIPAL ENGINEER

  
by: H. Bacon  
TRAFFIC SUPERVISOR

JAT/ch

c.c.  Traffic Supervisor  
 Director of Planning  
Attn: Development Plan Technician