

RE: LETTER FROM MS. MARIA POLJAK WHICH APPEARED ON THE AGENDA FOR THE
1986 MARCH 03 MEETING OF COUNCIL (Item 2 b)
BURLINGTON SQUARE OFF-STREET PARKING REZONING REFERENCE NO. 73/81
(Item 5, Report No. 16, 1986 March 03)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1986 MARCH 25

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: BURLINGTON SQUARE OFF-STREET PARKING
REZONING REFERENCE #73/81

RECOMMENDATION:

1. THAT a copy of this report be sent to Maria Poljak, c/o Burlington Square Delicatessen, 6540 Burlington Avenue, Burnaby, B.C., V5H 3M7.

REPORT

1.0 INTRODUCTION:

This report is submitted to provide further information with respect to our previous report (Item 5, Manager's Report No. 16, Council meeting 1986 March 03) regarding the proposed seating expansion of the Burlington Square Delicatessen.

2.0 BURLINGTON SQUARE PARKING:

In order to permit the retention of the historic Andy Johnson house, the Comprehensive Development zoning for the Burlington Square Development (RZ#73/81) included a reduction in the required number of parking spaces for the commercial portion of the development. This reduction was based on retail and office commercial uses in the new portion of the development, with no provision made for restaurant uses. Taking this into account, the 85 off-street parking spaces provided for the commercial (retail, office and Andy Johnson house) portion of the Burlington Square development are equivalent to the Zoning Bylaw requirement, resulting in neither a deficiency nor surplus of off-street parking spaces on the site. On this basis the approximately 55 m² (600 sq. ft.) of the commercial space in the project occupied by the Burlington Square Delicatessen are credited with 1.2 parking spaces which is equivalent to the Zoning Bylaw requirement for this amount of retail floor space. Private leasing arrangements which attribute a higher number of parking spaces to this tenancy could not be taken into account as they would necessarily also result in a deficiency in the number of spaces attributed to the other parts of the overall commercial development.

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In this regard we would note that we had been informed by the leasing agent for Burlington Square that there appeared to be no record, in the lease or otherwise, attributing any particular number of parking spaces specifically to this particular tenant. On 1986 March 21, however, we were provided with a letter dated 1986 March 18 from the project's property manager, which reserved three parking spaces for the delicatessen. This was apparently done at the request of the delicatessen's representative, although Mrs. Poljak had earlier been advised by staff on several occasions that such arrangements redistributing parking internally within the development for operational or leasing purposes could not be taken into account in calculating the parking credit for the delicatessen, or for any other tenant in the project. As noted above, the development as a whole has no surplus parking spaces, and this situation is not affected by internal parking arrangements which do not increase the total parking for the development as a whole.

Under the existing off-street parking requirement for restaurants (1 space per 5 seats) the Burlington Square Delicatessen is thus entitled to a maximum of 6 seats. This has, however, been doubled to 12 seats by the relaxation approved by the Board of Variance.

3.0 RESTAURANT PARKING REQUIREMENT:

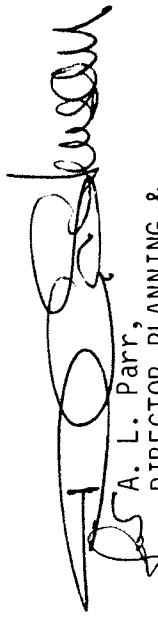
Notwithstanding the above, Planning staff have for some time considered the merit of reviewing the current Zoning Bylaw parking standards for smaller restaurants, which do not function as destinations with major drawing power as larger restaurants do. Unless otherwise directed by Council, it is staff's intention to pursue such a review on a priority basis, and to submit a report to Council on the subject within the next two months.

This is for the information of Council. The contents of this report have been discussed with Ms. Poljak of the Burlington Square Delicatessen in order to clarify the parking issue as directed by Council. This has also been discussed with the property manager for the Burlington Square development, who is consequently now aware of the development's parking situation.

Ans

RR/gt

cc: Chief Licence Inspector
Director Engineering


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION