

RE: LETTER FROM MR. W.S. MCRAE WHICH APPEARED ON THE AGENDA FOR THE
JUNE 13TH MEETING OF COUNCIL (ITEM 3 L)
7659 SUSSEX AVENUE - CONCRETE CURBS

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Engineering be adopted.

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TO: MUNICIPAL MANAGER 1988 JUNE 14

FROM: DIRECTOR ENGINEERING

SUBJECT: 7659 SUSSEX AVENUE

RECOMMENDATION:

**THAT Mr. W.S. McRae, 7659 Sussex Avenue, Burnaby, B.C.,
V5J 3V9 be sent a copy of this report.**

R E P O R T

Appearing on the Council agenda of 1988 June 13 under correspondence was a submission from Mr. W.S. McRae of the captioned address.

The 7600 block of Sussex Avenue is scheduled to undergo a local improvement project this summer for the installation of concrete curbs on an 11 metre standard.

Prior to the actual construction of the curb work on any local improvement, all existing vehicular accesses to the adjacent properties are checked for conformity to existing municipal bylaws and regulations. Property owners who have driveways that do not conform to these regulations are notified by letter that a particular driveway access is either being refused or adjusted to bring it into conformity. In the case of 7659 Sussex Avenue, the property owner, Mr. W.S. McRae, was advised that the concrete parking slab in his front yard area would be refused a direct access to Sussex Avenue as it was in violation of Section 800.6 of the Burnaby Zoning Bylaw 1965.

SECTION 800.6 LOCATION AND SITING OF PARKING FACILITIES

(1) No parking area shall be located within a required front yard except that in a C1, C4, C5, or M District where...

- (a) Notwithstanding anything in this section contained, on a lot in a Residential District where secondary lane or street access is not available and the width of the side yard is less than 2.6 m (8.53 feet), a parking space may be developed within the required front yard to accommodate automobiles for each dwelling unit on the lot, provided however, that no parking space shall exceed an area of 37m² (398.28 sq. ft.), nor be located closer than 1.2 m (3.94 feet) to any property line. This regulation shall apply only to those lots which were developed prior to 1965 June 07. (B/L No. 6885-76-07-05).

(Cont'd.)

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7659 Sussex Avenue presently has a paved driveway running through its north side yard to a garage in the rear yard. This driveway is combined with the neighbour's driveway and has a common access to Sussex Avenue (see attached photocopy).

While this side yard only has a width of 7' - 5 1/2" the side yard on the south side of the house measures 9' - 4". The width of this latter side yard makes Section 800.6(1)(a) of the Burnaby Zoning Bylaw 1965 unacceptable.

In summary, we must advise that the front yard parking slab of 7659 Sussex Avenue has failed to qualify for a direct vehicular access exemption as provided in the Burnaby Zoning Bylaw 1965.

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DIRECTOR ENGINEERING

HB:dp

Attach.

cc: Traffic Supervisor

ITEM

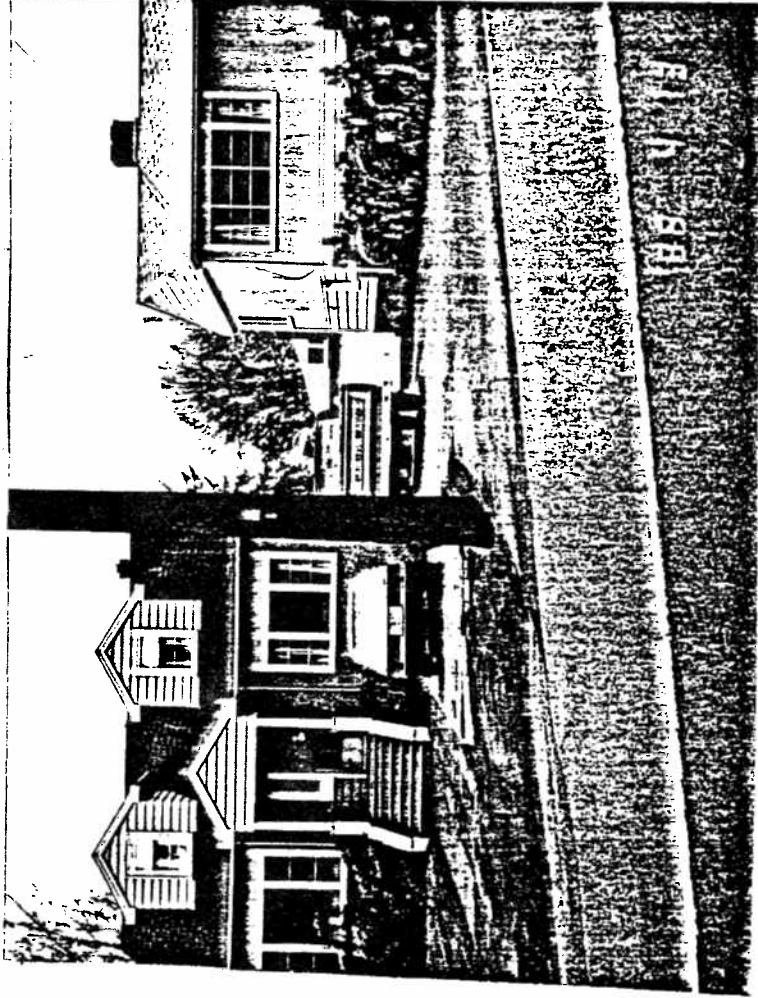
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