

ITEM 7  
MANAGER'S REPORT NO. 11  
COUNCIL MEETING 90/02/12

RE: REZONING REFERENCE NO. 87/89  
6450 NELSON AVENUE

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1990 FEBRUARY 07  
FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #87/89  
6450 NELSON AVENUE  
(SEE ATTACHED SKETCH #1)

PURPOSE: To provide Council with information on staff's assessment of the concerns addressed at the Public Hearing regarding the closure of the rear lane in connection with this rezoning.

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RECOMMENDATION:

- 1) THAT a copy of this report be sent to Mr. & Mrs. Kalyk, 7345 Punnett Close, Burnaby, B.C. - V5E 1X1.

REPORT

1.0 BACKGROUND INFORMATION:

- 1.1 On 1989 November 14, Council received a report from the Director Planning and Building Inspection regarding the rezoning of the subject property to P8 Parking District. At that time, Council adopted the recommendation that the rezoning be advanced to First Reading and a Public Hearing. Council also authorized the introduction of a Highway Exchange Bylaw, (see attached Sketch #2), according to the terms outlined in the report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
- 1.2 At the 1989 December 12 Public Hearing, concern was expressed by the owners of the property at 6446 Nelson Avenue regarding the effect the closure of the rear lane - as part of the Highway Exchange - would have on the vehicular access to their site. The owners of the property stated that they were concerned that the closure of the rear lane may result in there not being proper access to the parking and loading area at the rear of 6446 Nelson Avenue and that they were opposed to the Highway Exchange Bylaw.

1.3 On 1989 December 18, Council gave Second Reading to the rezoning amendment bylaw and directed staff to report back on the closure of the lane and access to 6446 Nelson Avenue prior to advancing the rezoning to Third Reading.

This report is in response to the Council request.

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**2.0 GENERAL DISCUSSION:**

2.1 Planning and Building Inspection Department staff and staff from the Traffic Division of the Engineering Department have recently examined the vehicular access to the rear of the building located at 6446 Nelson Avenue and how the proposed lane closure could affect this access and the general circulation pattern in detail. In particular, staff looked at the ability of any service trucks to back into the service area at the rear of the building, thus avoiding the necessity of any vehicles having to back on to Nelson Avenue.

2.2 Upon completing its review of the question of vehicle access to the rear of 6446 Nelson Avenue, including a site visit to assess the existing situation and examination of plans for the proposed parking lot development on the subject site and plans of the existing development in the area, staff have concluded that the proposed lane closure should not interfere with vehicle access to the rear of 6446 Nelson Avenue.

Staff have concluded that after the closure of the lane at the rear of 6450 Nelson Avenue as part of the Highway Exchange Bylaw, vehicles up to 30 ft. in length will still be able to service the rear of the property at 6446 Nelson Avenue through driving the vehicle to the end of the portion of the lane allowance which will remain open and backing the vehicle into the loading area (see attached Sketch #2). From the unloading area, the vehicle will be able to proceed directly into the lane and on to Nelson Avenue. The closure of the lane, which is approximately 40 ft. from the loading area for 6446 Nelson Avenue, will not inhibit the ability of service vehicles to access the loading area in a manner which is standard for lanes accessing commercial businesses.

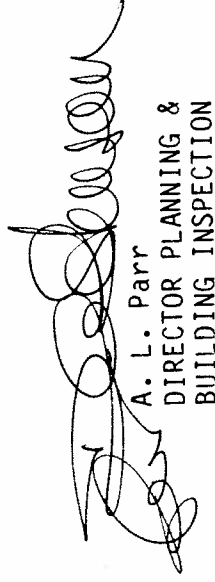
2.3 Since the Public Hearing, this Department has also been in contact with the applicant for Rezoning Reference #87/89. The applicant has made it clear that they wish the Municipality to proceed with the Highway Exchange Bylaw, as noted in the land exchange previously reported to Council.

**3.0 CONCLUSION:**

3.1 Planning and Building Inspection Department and Engineering Department staff have examined the concerns regarding service vehicle access to the rear of the property at 6446 Nelson Avenue and have concluded that the vehicular access will not be adversely impacted by the proposed lane closure.

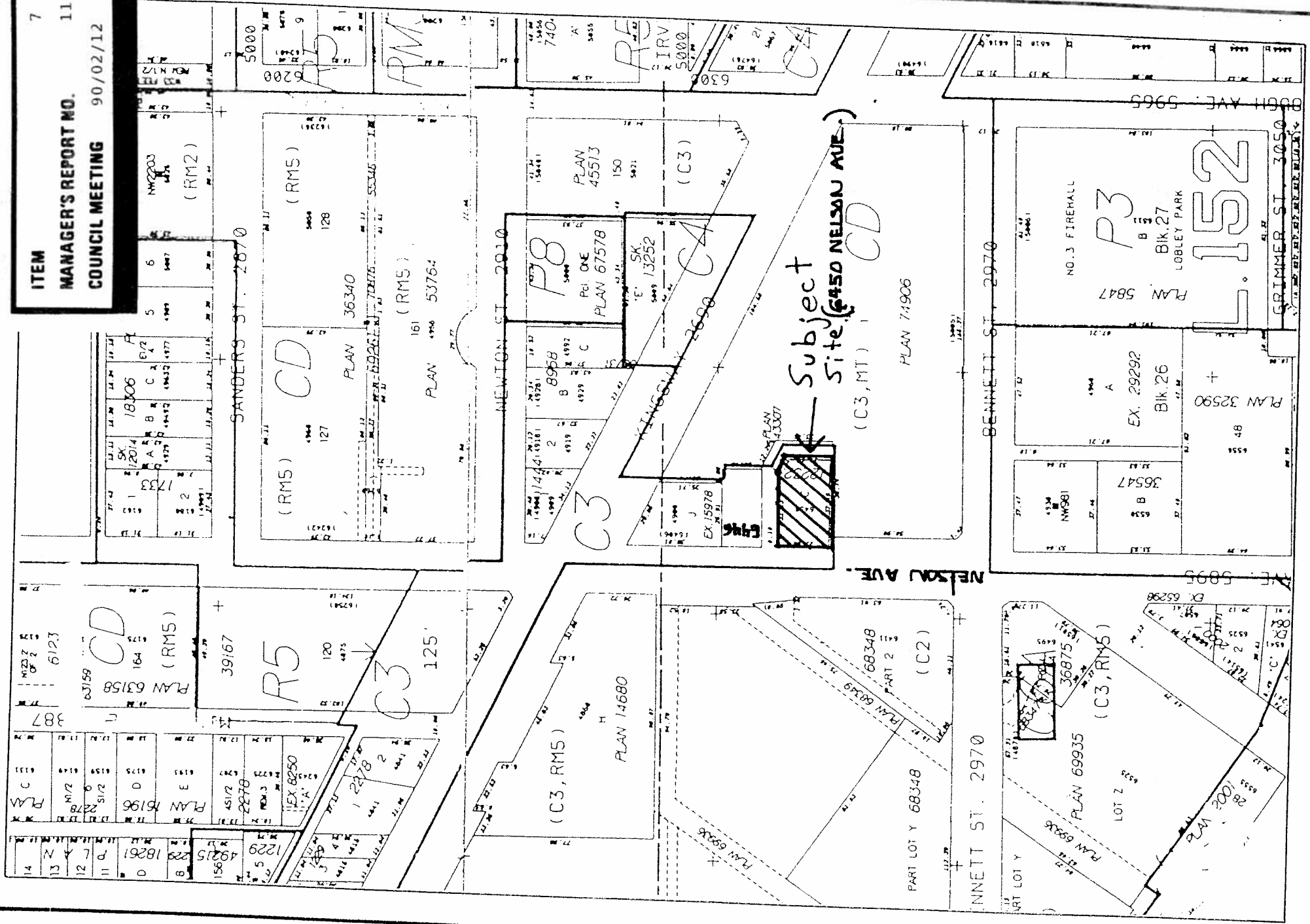
ALP  
BW:ap  
Attachments

cc: Director Engineering  
(Attn: Al Hill)  
  
Municipal Solicitor  
(Attn: Fred Evans)



A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

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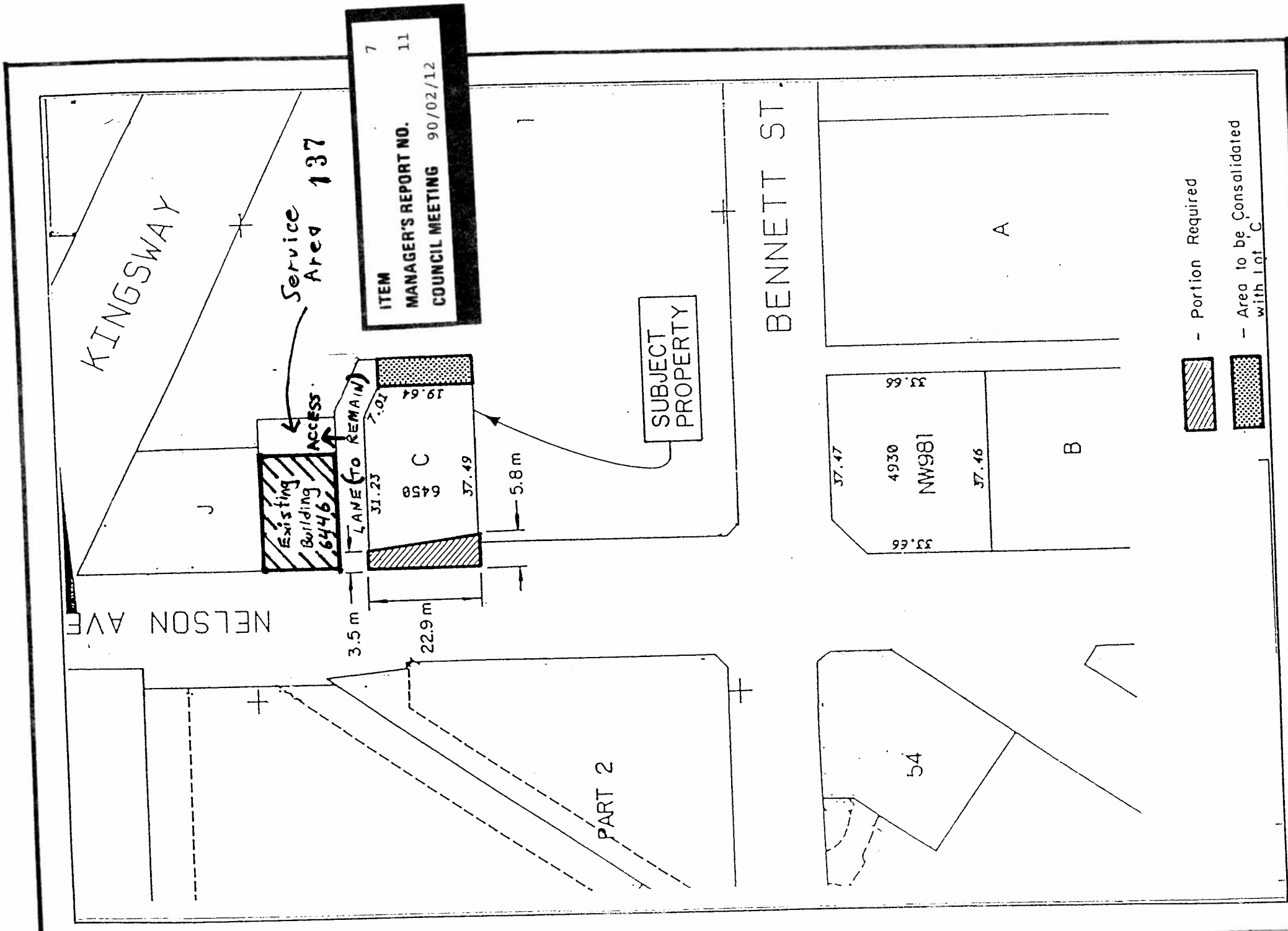


**BURNABY**  
 Planning &  
 Building Inspection  
 Department

Date: 1990 Feb.  
 Scale: 1:2000  
 Drawn By:

136  
 NORTH

Rezoning Reference # 87/89  
 Sketch # 1



Planning & Building Inspection Department

← NORTH

Date: 1990 Feb.

Scale: N.T.S.

Drawn By:

Rezoning Reference #87/89

Required Highway Exchange Sketch #2