

ITEM	8
MANAGER'S REPORT NO.	33
COUNCIL MEETING	90/05/07

RE: RESPONSE TO INQUIRY BY MRS. B. STEEVES
 3737 MANOR STREET, BURNABY, B.C.
 AT PUBLIC HEARING ON 1990 APRIL 24
 FOR REZONING REFERENCE NO. 74/89

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1990 MAY 02

FROM: DIRECTOR PLANNING &
 BUILDING INSPECTION

SUBJECT: RESPONSE TO INQUIRY BY MRS. B. STEEVES
 3737 MANOR STREET, BURNABY, B.C.
 AT PUBLIC HEARING ON 1990 APRIL 24
 FOR REZONING REFERENCE #74/89

PURPOSE: To respond to comments made about on-street parking congestion in the 3700 block Manor Street that were raised at the Public Hearing for Rezoning Reference #74/89.

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RECOMMENDATION:

- 1) THAT a copy of this report be sent to Mrs. B. Steeves, 3737 Manor Street, Burnaby, B.C., V5G 1A7.

R E P O R T

1.0 BACKGROUND:

At the Public Hearing for Rezoning Reference #74/89 on 1990 April 24, one of the neighbouring residents, Mrs. B. Steeves, raised questions about the availability of on-street parking in the area. Her concern was that the proposed 90 unit building at the south-east corner of Manor Street and Esmond Avenue would further aggravate the problem of on-street parking which presently is under pressure from patrons of the 401 Motor Hotel and other businesses in the area.

Council instructed staff to prepare a report in response to this concern.

2.0 PRESENT SITUATION:

Mrs. Steeves was contacted by staff to obtain further information about her situation and she noted the following issues:

- Patrons from the 401 Motor Inn at Manor Street and Boundary Road sometimes park in front of her house and other residences in the block.

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- The tenants of houses to the north which front on Grandview Highway (part of the freeway ramp) sometimes park on Manor Street as there is no street parking on Grandview Highway and limited off-street parking.
- The auto dealer on Grandview Highway just east of Boundary Road creates additional parking demand.
- The lane behind her home is frequently congested with parking.
- A new apartment would further increase the demand for on-street parking.

3.0 STAFF RESPONSE:

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3.1 TIME LIMITED THREE-HOUR PARKING

In the daytime hours (08:00 - 18:00 h), there is a three hour limit for parking adjacent properties without the owners' consent. This "3 hour bylaw" is enforced upon complaint. Mrs. Steeves was aware of this and has placed her own sign adjacent her front sidewalk, which due to health reasons is her preferred point of access. She indicated that it is difficult to have the R.C.M.P. respond and have the Municipal Parking staff attend regularly.

Staff have advised the Engineering Department of this situation who will discuss her request for parking bylaw enforcement in this area both on Manor Street and the lane to the north with the R.C.M.P. Engineering staff advise that time limited parking signs are not normally used in residential areas but they may be utilized if there is a strong consensus for such a measure on a particular street. They will be discussing the matter further with Mrs. Steeves.

Due to the number of streets in the area which have limited on-street parking (Boundary Road, Grandview Highway) some parking remote to businesses and residences is to be anticipated. It is to be noted that the construction of Esmond Street (presently undeveloped) between Dominion and Manor in conjunction with R.Z. 74/89 is being proposed.

3.2 PARKING STANDARDS

In terms of parking for the proposed apartment, the 1.5 spaces per unit is to be provided in conformity with the present bylaw. Staff will ensure through the approval process that the 18 visitor spaces required are provided in an unsecured area of the underground garage.

This is for the information of Council.


A. L. Parr
Director Planning &
Building Inspection

AP
BR:ap

cc: Director Engineering
Director Administrative
& Community Services