

ITEM	9
MANAGER'S REPORT NO.	51
COUNCIL MEETING	93/09/07

TO: CITY MANAGER 1993 SEPTEMBER 01

FROM: DIRECTOR PLANNING & BUILDING

SUBJECT: 5137 KINGSWAY
INTERNATIONAL HOUSE OF PANCAKES

PURPOSE: To provide Council with information of the provisions for disabled accessibility at 5137 Kingsway

RECOMMENDATION:

1. **THAT** a copy of this report along with a copy of Mrs. Iversen's correspondence be sent to the Building Standards Branch in Victoria, Ministry of Municipal Affairs Recreation and Housing, Parliament Buildings, Victoria, B. C., V8V 1X4.
2. **THAT** a copy of this report be sent to Mrs. E. Iversen, #410, 1240 Quayside Drive, New Westminster, B. C., V3M 6H1.

R E P O R T

Appearing on the agenda for the 1993 September 07 meeting of Council is a letter from Mrs. E. Iversen concerning accessibility issues related to a newly-opened restaurant at 5137 Kingsway. The following comments are provided for Council's information in this regard.

The parking manoeuvring and ingress/egress to the site at 5137 Kingsway comply with all the requirements of the Zoning Bylaw and have been approved by the Ministry of Transportation and Highways. The B.C. Building Code requires a parking stall for the disabled be provided where there are 50 or more parking stalls. The I.H.O.P. approval was for 110 seats, which requires 22 parking spaces therefore a handicapped parking stall is not mandatory.

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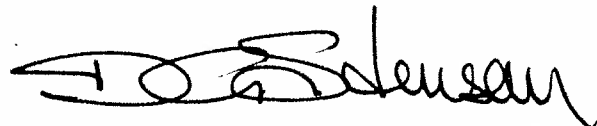
CITY MANAGER
RE: I.H.O.P. RESTAURANT - 5137 KINGSWAY
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All the requirements of the B.C. Building Code with respect to parking, washrooms and corridors have been satisfied. Washroom requirements for the disabled are contained in the B.C. Building Code Sentences 3.6.4.8(1) to (9). The washroom in question was designated to meet the requirements of the Code and provides for a minimum 5'.0" turnaround diameter to accommodate the average wheelchair. Unfortunately the Code requirements do not appear to accommodate larger wheelchairs such as some motorized units. The vestibule doors currently do not meet the requirements of the B.C. Building Code, however, the Building Department is currently working with the owner and architect to correct this infraction.

During recent discussions, with the Planning and Building Department, Mrs. Iversen was informed that the site and building at 5137 Kingsway meet all of the current Burnaby Zoning Bylaw and B. C. Building Code requirements, with the exception of the vestibule doors. Mrs. Iversen seemed to understand our situation and expressed her appreciation for our call, however she was still concerned that the regulations regarding disabled accessibility did not meet the needs of her husband's larger wheelchair. At this time it was suggested to Mrs. Iversen that she contact the Building Standards Branch in Victoria to obtain information regarding the Code change process, so that her comments and concerns regarding provisions for the disabled could be taken into consideration for future changes in the B. C. Building Code.

It should be noted that provisions for the disabled are relatively new requirements in the B.C. Building Code and as such have experienced growing pains. While today's requirements are the result of much interaction with specific user groups and are a vast improvement from original requirements, there is undoubtedly room for more improvements.

This is for the information of Council



D.G. Stenson,
 Director Planning & Building

HD/ds