

ITEM	1
MANAGER'S REPORT NO.	6
COUNCIL MEETING	95/02/13

TO: CITY MANAGER

1995 February 02

FROM: DIRECTOR PLANNING & BUILDING

**SUBJECT: 7797 EDMONDS STREET
PRELIMINARY PLAN APPROVAL**

PURPOSE: To report to Council the results of discussions between the builder of an auto repair facility at 7797 Edmonds and staff regarding the concerns of area residents with respect to access and egress onto Wedgewood Street.

RECOMMENDATION:

1. THAT a copy of this report be sent to all those who have corresponded with Council regarding this matter and to the property owner Mr. Amirali Noorani 7880 Goodlad St., Burnaby, B.C., V5E 2H6.

R E P O R T

At the 1995 January 09 Council meeting, a report prepared by staff with respect to the development at 7797 Edmonds Street was received by Council. Debbie Brill & Douglas Coleman appeared as a delegation regarding this development and the vehicular access onto Wedgewood Street from the site. The matter was referred back to staff to seek to make suitable alternative arrangements with the builder to address the concerns of area residents.

As a result of this directive, staff met with the owner of property and the site contractor on 1995 January 10. It was determined that a meeting on the site with staff would be beneficial in assessing design alternatives and the impact of removing the Wedgewood Street access. Planning and Engineering staff subsequently met the owner and contractor on site, and have had numerous further discussions with the owner.

Staff was advised by the owner that the Wedgewood access is required for the collection of garbage and occasional deliveries. It would compromise safety to allow trucks to perform these services from the Edmonds access as the vehicles would not have enough area to manoeuvre on site due to the location of the building as well as negotiating the high traffic volume on Edmonds. The building is sited in its present location as the commercial portion of the business is required (according to the Zoning Bylaw) to be in the commercially zoned portion of the lot.

ITEM	1
MANAGER'S REPORT NO.	6
COUNCIL MEETING	95/02/13

The interior of the building will be occupied by 5 service bays, a loading bay and equipment related to the business. Design options are limited due to the lack of surplus internal floor area; however the building design does allow through passage from the front of the building to the manoeuvring area at the rear via doors on the front and rear faces. There is the potential to regulate access to the site via the Wedgewood crossing by the installation of a gate. This option would facilitate the collection of refuse while allowing the business owners to control vehicular access, such that the normal route for other vehicle access to the site (autos belonging to customers and employees) would be via the Edmonds Street crossing.

The owners have agreed to consider constructing a 6.0 ft. high gate across the Wedgewood crossing which would complete the screening of the site and allow them to exercise control of vehicle access as indicated above as well as to occasional use for customers vehicles on those instances when, due to crowding within the building, it is not possible for vehicles to make use of the Edmonds St. crossing. In return, the property owners have expressed an interest in constructing a 6.0 ft. solid cedar fence within the required front yard of the Wedgewood oriented portion of the lot. However, the Zoning Bylaw allows for a fence not greater than 3.28 ft. in height in a required front yard and as such the matter will be referred to the Board of Variance for approval. Consideration by the Board of Variance of such matters includes notification to nearby property owners to invite their comments. If the gate proposal is approved, the property owners have confirmed that the gate will remain closed when not actually required to be open for the passage of a vehicle as indicated above, but have not agreed to ensuring that the gate is locked when not in operation.

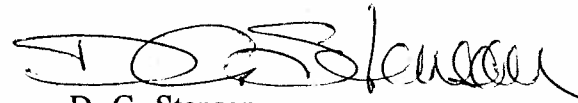
The property owners have acknowledged that when automobile testing is required, it would not be appropriate to utilize Wedgewood Street, and further note that the existence of speed bumps on Wedgewood Street make it unsuitable for the testing of cars. As such, they have agreed to not utilize Wedgewood Street other than for egress or return on occasions when the building is crowded and exiting via Edmonds is not possible.

In conclusion, the owners of the property at 7797 Edmonds have complied with all pertinent Zoning Bylaw and Traffic requirements as well as obtaining Building permit approval. Access to the site via Wedgewood Street can be controlled by the addition of a 6.0 ft. gate. Screening would also be enhanced by the construction of a 6.0 ft. solid fence subject to approval by the Board of Variance.

CITY MANAGER
7797 EDMONDS
1995 February 02 Page 3

ITEM	1
MANAGER'S REPORT NO.	6
COUNCIL MEETING 95/02/13	

Planning staff have worked closely with the building owners to achieve an acceptable compromise in light of the concerns expressed by local residents. While the residents recognize that this solution will not eliminate all vehicular access to the site via Wedgewood in that service access must be maintained to the property, this arrangement should assist in reducing unnecessary traffic flow onto Wedgewood Street.



D. G. Stenson,
Director Planning and Building

CR/ds
cc: Director Engineering

