

TO: CITY MANAGER 2000 MAY 09

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: 6700-6800 BLOCK ARCOLA STREET
EDMONDS TOWN CENTRE

PURPOSE: To provide information in response to a complaint regarding the condition of the lane and B.C. Hydro right-of-way adjacent to the south side of the 6700-6800 block of Arcola Street

RECOMMENDATION:

1. **THAT** a copy of this report be sent to Mr. & Mrs. Woods, 1461 Sherlock Avenue, Burnaby, B.C. V5A 2M9

R E P O R T

The Council agenda of 2000 April 10 included a letter from Mr. & Mrs. Woods, the owners of an apartment building at 6832 Arcola Street, expressing concern about the state of the lane and B.C. Hydro right-of-way adjacent to the south side of this block of Arcola Street. The issues raised included:

- unlicensed vehicles and junk on the B.C. Hydro right-of-way
- 3 unkempt houses
- condition of the lane
- desire for amenities such as boulevard trees

This area is located within the Edmonds Town Centre (see Sketch #1), and the adopted Plan calls for the south side of Arcola in this block to remain low-rise apartment, and the Kingsway lots across the lane to remain service commercial, consistent with existing zoning which is RM3 on Arcola and C4 on Kingsway (see Sketch #2). Upgrading of streets with boulevard trees and other urban design amenities in conjunction with rezoning and redevelopment is therefore unlikely, unless owners choose to pursue Comprehensive Development rezonings for redevelopment purposes.

Engineering staff advise that the Arcola lane was paved during the sixties as part of the City's paving program. The pavement has been rehabilitated over the years and is currently in good condition. Garbage trucks use the lane for pick-up and consequently, commercial/industrial properties to the

south and low-rise residential apartments to the north, routinely store garbage containers and recycling receptacles in the lane.

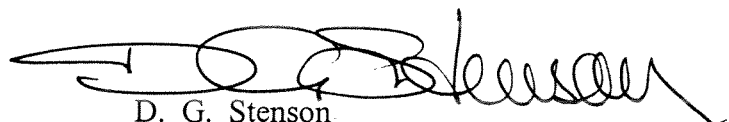
Licence Office staff have investigated bylaw concerns raised by Mr. & Mrs. Woods and steps have been taken to ensure compliance in this area of Arcola Street. An inspection of the B.C. Hydro right-of-way revealed that vehicles are parking on the south side of the right-of-way and that there is some litter on the right-of-way. B.C. Hydro has indicated that litter will be removed and that vehicles parked there will be towed. Concrete logs will be placed on the south side of the right-of-way to prevent vehicle access to this property. Staff have written to B.C. Hydro to confirm these commitments.

With respect to bylaw concerns at the three older homes in the 6700 block of Arcola Street, two of these properties are in contravention of the Burnaby Unsightly Premises Bylaw and the Burnaby Zoning Bylaw due to garbage and wrecked vehicles on the properties. These property owners have committed to bring their properties into full compliance with Burnaby bylaws. Follow-up inspections will be performed to ensure bylaw compliance.

Business operators along the north side of the 6700 block Kingsway have been contacted about the condition of the lane that runs between Arcola Street and Kingsway in the 6700 block. These business operators have been reminded about the need to properly maintain rear yards adjacent to the laneway and Burnaby Zoning Bylaw requirements that prohibit outdoor storage.

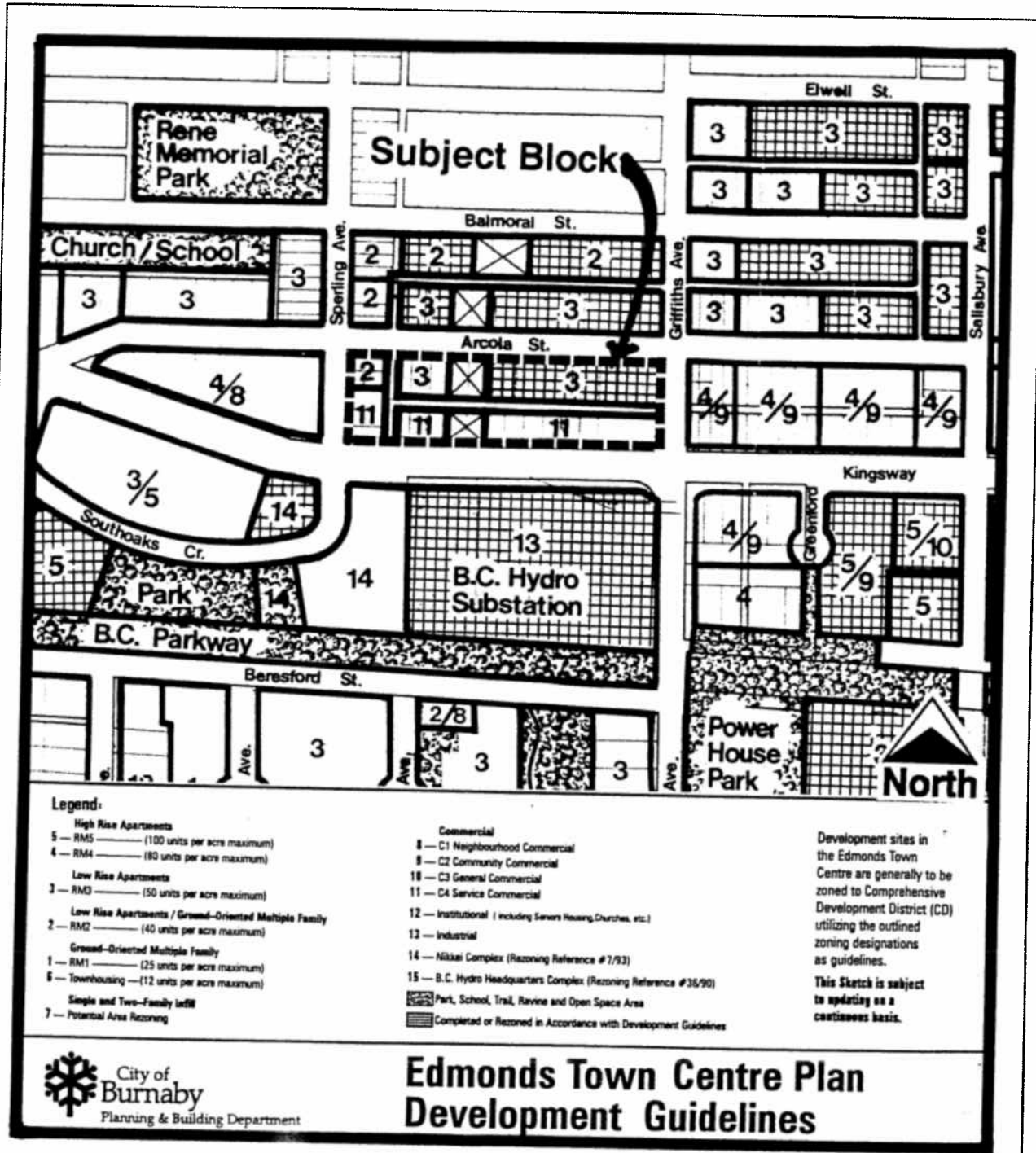
Licence staff have contacted Mrs. Woods who expressed satisfaction with progress to date.

This is for the information of Council


D. G. Stenson
Director Planning and Building

RR:gk
Attach

cc: Director Engineering
Chief Licence Inspector



Planning And Building Department

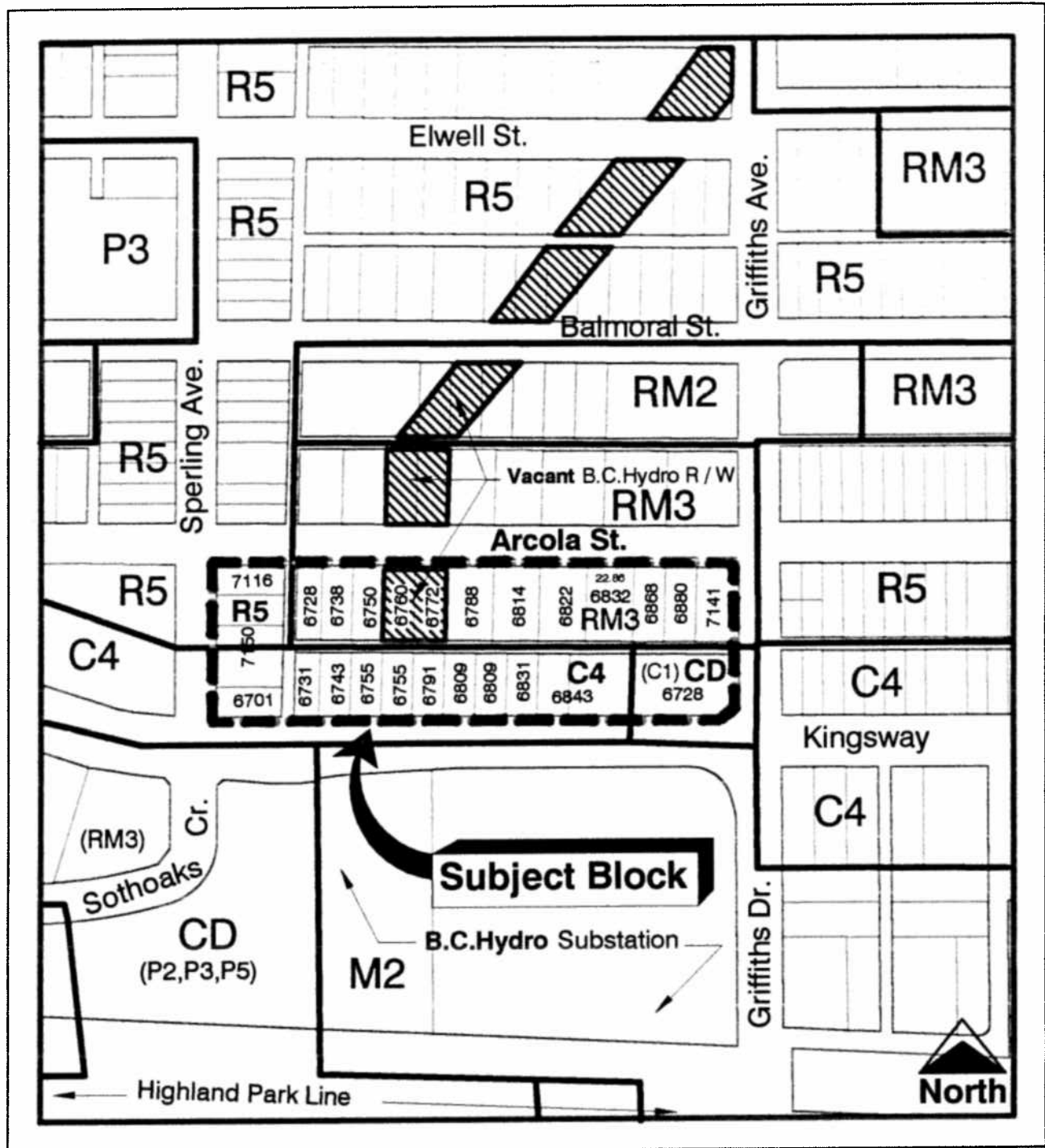
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Drawn By: J.P.C.

Date: May 2000

6700--6800 Block Arcola St.

Sketch # 1



 City of Burnaby		Planning And Building Department	
Scale: 1 = 3000		<h2 style="margin: 0;">6700--6800 Block Arcola St.</h2>	
Drawn By: J.P.C.			
Date: May 2000			
		Sketch # 2	