

TRAFFIC SAFETY COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: PARKING AT 6354 BERESFORD STREET

RECOMMENDATION:

1. THAT a copy of this report be sent to Mrs. Dominelli, International College of Esthetics, 6354 Beresford Street, Burnaby, V5E 1B6.

REPORT

The Traffic Safety Committee, at its meeting held on 2007 June 12, received and adopted the *attached* report responding to correspondence from Mrs. Dominelli on parking concerns at the International College of Esthetics, 6354 Beresford Street.

Respectfully submitted,

Councillor N. Volkow
Chair

Councillor S. Dhaliwal
Vice Chair

Councillor G. Evans
Member

Copied to:	City Manager Director Engineering
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TO: CHAIR AND MEMBERS
TRAFFIC SAFETY COMMITTEE

DATE: 2007 May 25

FROM: ASSISTANT DIRECTOR ENGINEERING,
TRAFFIC AND ENGINEERING SYSTEMS

SUBJECT: PARKING AT 6354 BERESFORD STREET

PURPOSE: To Respond to Correspondence Mrs. Dominelli on Parking Concerns at the International College of Esthetics, 6354 Beresford Street

RECOMMENDATION:

1. **THAT** a copy of this report be sent to Mrs. Dominelli, International College of Esthetics, 6354 Beresford Street, Burnaby, V5E 1B6

REPORT

1.0 INTRODUCTION

This report arises from correspondence received from Mrs. Dominelli, CEO and President of the Dominelli International College of Esthetics at 6354 Beresford Street. Mrs. Dominelli is concerned that the students who attend her school are unable to find parking as the result of parking prohibitions on the 6300/6400 block of Beresford and also because of the parking pressure related to nearby movie sets. We understand she will be appearing as delegation at the Committee meeting concurrent with this report

2.0 BACKGROUND

Staff spoke with Mrs. Dominelli and learned that she wants the City of Burnaby to allow parking on the North side of Beresford Street. She feels that the creation of 10 parking spaces would help her find parking for her students as her current practice is to not allow students to park on the commercial property so that her customers have access to on-site parking. The school is licensed for up to 80 students and 5 instructors. The property has 7 angled parking stalls at the rear [partially encroaching on the lane right-of-way [RoW]]. When the school was licensed an additional 6 off street stalls were required. These were found on a nearby site at 7438 Gilley

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In addition, sometime after 2002, 10 angled parking stalls were developed in front of 6354, wholly within the City's Beresford RoW as shown on the attached plan. Adjacent properties have similarly paved the RoW up to the edge of the Roadway.

At this location Beresford is constructed to an interim standard. The nearby property at 6420 extends farther north than adjacent properties resulting in a RoW that is half the usual width. This has required the roadway to be pushed against the BC Hydro right-of-way that is leased to the City for the Highland Park Line urban trail green way. As a consequence there is no room left adjacent the road for parallel parking and stopping is banned.

East of Conway Beresford is a finished 46 foot wide roadway which allows for parking on both sides of the street under normal circumstances. West of Conway the roadway is tapered to fit through the RoW pinch point as discussed above. The roadway would be widened in the future when the requisite additional right-of-way is acquired through redevelopment

3.0 Discussion

The location where Mrs. Dominelli wants parking allowed would require an encroachment onto the Highland Park right-of-way. This not considered feasible or desirable as it's not the City's property and is occupied for Park use.

As previously noted the 10 parking stalls in front of Mrs. Dominelli's business are a recent significant encroachment on the Beresford RoW. These are angled stalls and contravene the Street and Traffic Bylaw. [Parallel parking is accepted as a safer way to park than angle parking as it obviates having to back into oncoming traffic.] However, we have received no complaints about this location and the prohibition has not been enforced.

Including the front and rear stalls that encroach on the City rights of way as well as the 6 stalls located at 7438 Gilley here are 21 stalls "available" to Mrs. Dominelli's business. It would seem reasonable that some of these could be allocated to her students

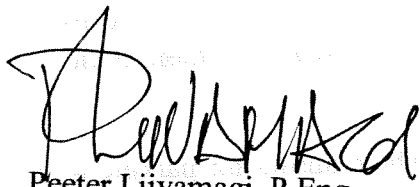
4.0 Conclusion

It should be noted that the Zoning Bylaw has the expectation that commercial properties will have enough on-site parking for customers and staff. However in older industrial areas development often predates current by-law requirements. Businesses will often locate without

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consideration of their current or future parking requirements, and may have to meet Bylaw requirements by agreement with nearby properties that have space surplus to their requirements. This was needed to license Mrs Dominelli' Trade school and she has the opportunity to find further parking through a similar agreement with nearby properties.

Our practice is to assist residents and businesses with on-street parking issues whenever possible. At the same time, staff must consider the circumstances of each situation and are sometimes unable to respond to all requests. In many cases the availability of convenient on-street parking is exceeded by demand.



Peeter Liivamagi, P.Eng

~~ASSISTANT DIRECTOR ENGINEERING, TRAFFIC AND ENGINEERING SYSTEMS~~

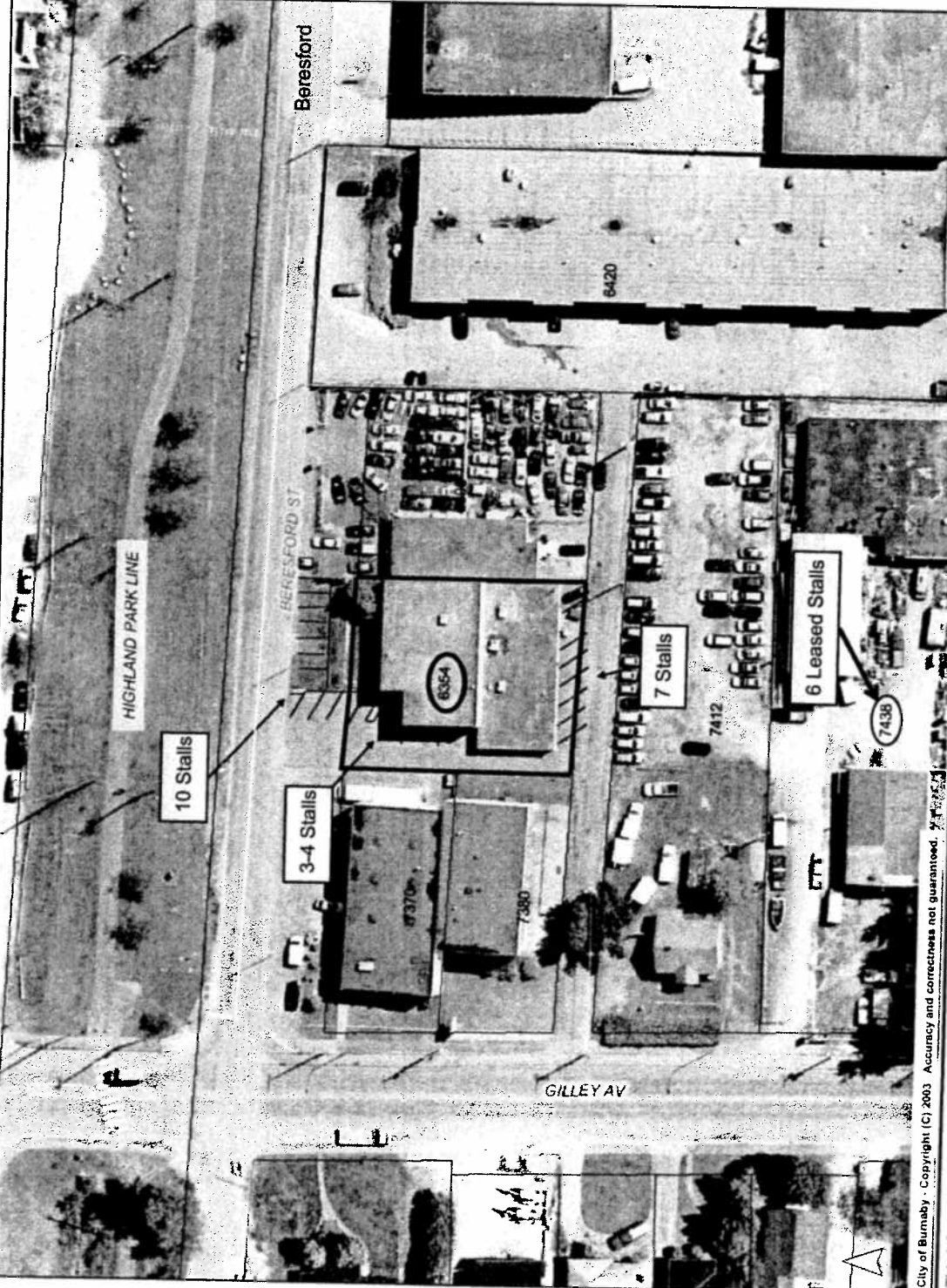
KL:cg

Copied to: City Manager



Parking at 6354 Beresford

May 30, 2007



- Strata Units
- Skytrain Stations
- ▬ Skytrain Lines
- Strata Addresses
- Addresses
- Lot
- Right of Way
- Street Intersections
- ⊠ Traffic Signal
- ⊠ Speed Humps
- ⊠ Speed Humps
- ⊠ Roads
- ⊠ Private
- ⊠ Residential
- ⊠ Collector
- ⊠ Arterial
- ⊠ Freeway
- ⊠ Hydrology
- ⊠ Colour 2006
- ⊠ Parks
- (cont)
- Parkland To Be Acquired
- Parkland
- Boundary

Map Scale
1 : 1000

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