

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

JULY 13, 1970

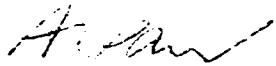
MR. H. W. BALFOUR
MUNICIPAL MANAGER

Dear Sir:

Re: Letter from Mr. John Matthews of 8316 Government Street
with regard to Columbia Trailer property to the south-east
of his property

The Planning Department would acknowledge Mr. Matthew's letter of June 17, 1970 and would make the following comments as requested by Council at their meeting of June 29, 1970:

1. The area shaded yellow on the plan attached to Mr. Matthew's letter (copy of plan attached) would not be zoned for Industrial purposes under the present application (Rezoning Reference #22/70) but would be rezoned to Parking District (P8) which would allow only the parking of vehicles thereon. Furthermore, the Bylaw (Section 800.5) states that parking spaces "shall be used only for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or tenants who make use of the principal building or use for which the parking area is provided." Off-Street loading, commercial repair work, display, sale or storage of goods of any kind are excluded.
2. A program of landscaping on the site to be rezoned to P8 has been worked out with the management of the adjoining plant. The prime intention of this landscape plan is to provide both visual and acoustic screening so as to protect the amenities of the surrounding residential area. As outlined in our report of May 19, 1970, the plan involves a fifty foot landscaped strip with a twenty foot wide earth berm on the north suitably landscaped and treed. A separate report will deal with the implementation of this plan.
3. Lot 33, Plan 28710 was rezoned on September 23, 1968 from Manufacturing District (M1) to General Industrial District (M2), primarily to overcome a non-conforming situation, although the Planning Department did not recommend the rezoning at that time as M1 Industrial zoning is usually considered to be the most suitable zoning category for use next to Residential zones.
4. With reference to the dumping and truck parking which is taking place on the adjoining Lot 84, Plan 29648, Mr. Stenson of this Department has advised the company to cease their activity on the property as it is zoned R1. This lot is owned by Columbia Trailer and we understand that they eventually hope to develop it as part of their operations for office and display use. This of course would require rezoning.
5. The Rezoning Bylaw covering the rezoning of the remainder of Lot 32 has received two readings by Council and will presumably receive Third and Final Reading when a suitable plan for landscaping has been presented to the Council and assurance received that the plan will be implemented and maintained.


A. L. Parr
Planning Director

GP/say
Attch.

Item 3
Manager's Report No.41

