

20. Re: New Automobile Temporary Storage Yards Recently  
Developed in Big Bend Area.

It has come to The Planning Department's attention that certain properties south of Marine Drive have recently been put to use as outdoor storage yards for new automobiles pending shipment to dealers in the U.S. As a result of the dock-workers strike in that country, shipments from Japanese manufacturers are being re-directed to the Port of Vancouver, and large areas of flat open land are being pressed into use as interim holding yards until transport to the American consignees can be arranged. It is reported that seventeen to eighteen thousand of these vehicles are already in storage in the Lower Mainland, and at least an additional eight thousand are expected before the end of the month.

The two areas where this use has been introduced, without necessary approvals, are as follows:

- (a) legal description: Lot 3, Block "A", D.L. 162, Plan 7195, and abutting lots.

owner: D. Maarsman and H. Lloyd (Progressive Enterprises Ltd.)

address: 9051 <sup>ROYAL OAK AVENUE</sup>~~Byrne Road~~.

- (b) legal description: Block C, D.L. 166A, Plan 7398

owner: Vancouver Art Metal Works

address: 4678 Byrne Road.

The location of these properties is noted on the accompanying sketch.

In the case of the first property, the land is reportedly leased to B.C. Hydro, with Melchin's Auto Carriers hauling the automobiles to the site from the waterfront; the Byrne Road property is reported to be under lease directly to the auto manufacturer, Nissan Automobile Company.

Council will recall that the subject of the Royal Oak Avenue property was discussed Tuesday, July 13, when authority was granted for the Land Agent to enter negotiations for the acquisition of this land, and when the representative of the owner, Mr. Hamilton, was advised that no further development was to be undertaken without prior approval. At that time Mr. Hamilton commented and advised Council that he had made an agreement to temporarily store vehicles on the property. The introduction of this use was not covered under the terms of the initial approval given last July, and hence Mr. Hamilton has been advised by the Planning Department that the use does not have legal status. Although the property is zoned M3, Heavy Industrial, a category which would permit outdoor storage use subject to suitable screening, the site is within the broad area recommended for agricultural and recreational development. We are advised that Mr. Hamilton intends to apply for a P.P.A. for this short term use.

The other property was previously used as an assembly yard for steel fabrication for a highway bridge project, and has recently been vacant. No approval has been requested or granted for the present use. The site falls within an M3a Zone, and is within the broad area suggested for continued

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in Big Bend Area. (Cont'd).

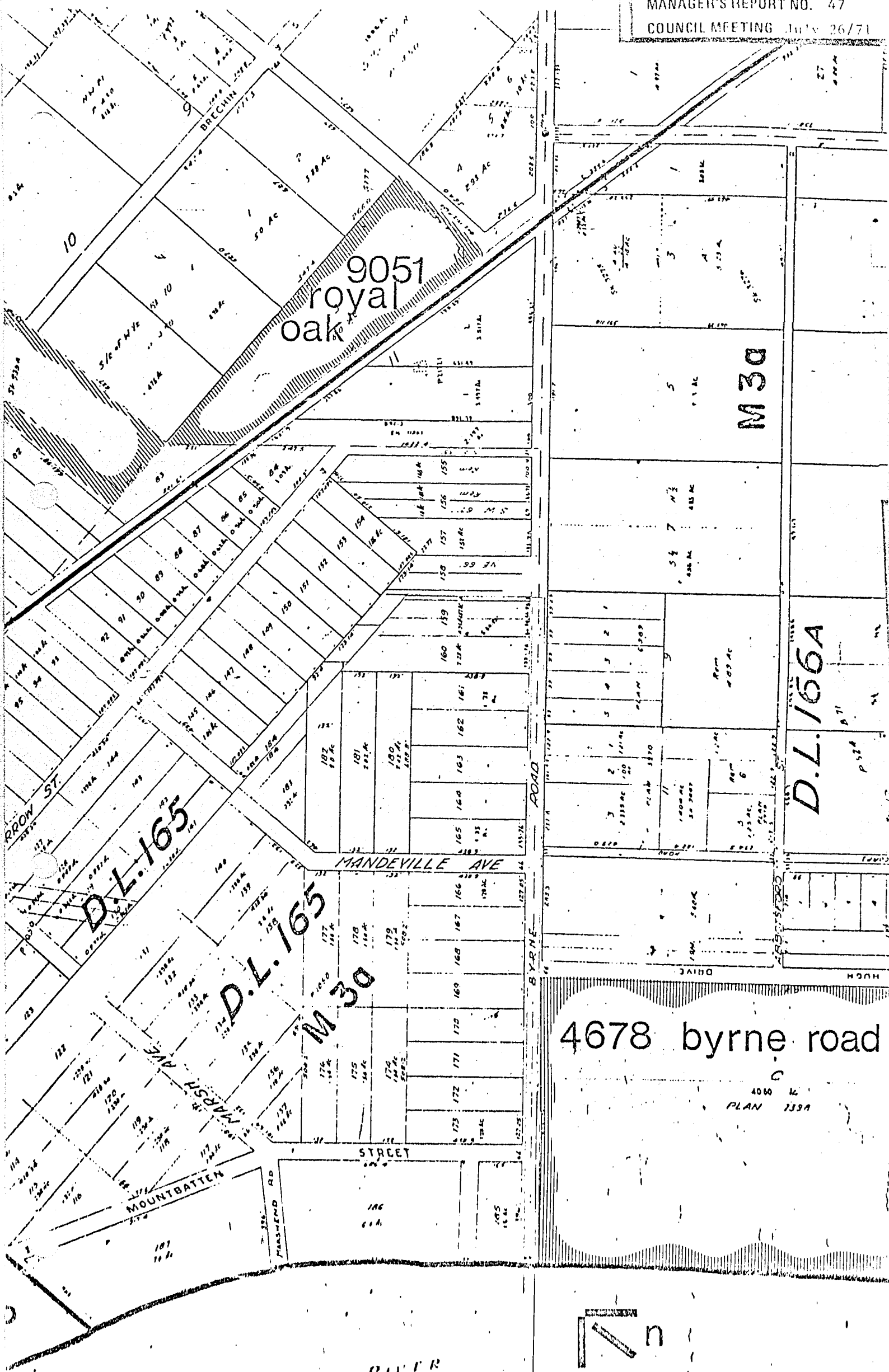
industrial use; hence there would not appear to be any particular conflict with long-range objectives if this use were to be approved.

The operators in both cases maintain that the present use is only temporary, during the course of the strike and while shipments are being diverted to this area. It has been mentioned that when the situation returns to normal, the need for these yards will diminish, and the stock could be removed. At present, it is impossible to state when the strike will end or when the use of the yards might cease if approval were granted.

The Planning Department has not recommended that approval be given for either of these facilities as permanent installations at this time. However, in the event that Council is inclined to accept the uses which have been established, on a temporary basis only, then it is suggested that permission be granted on the condition that the delivery of autos to the sites cease as soon as shipping to U.S. ports has been restored and that any autos then in storage be removed as directly as possible.

RECOMMENDATION:

THAT a two month temporary permit subject to consideration for renewal be issued to both owners dependent upon a letter of undertaking being given by both, that the delivery of autos to the sites will cease as soon as shipping to U.S. ports has been restored and that any autos then in storage will be removed as directly and as quickly as possible.



4678 byrne road

4060 16  
PLAN 133A

