

8. Re: Non-Compliance with the Zoning Bylaw
Provincial Government Land in D.L. 72
Between Wayburne Drive and Willingdon Avenue
North of Moscrop Street

Following is a report from the Director of Planning regarding paving operations on Provincial Government land between Wayburne Drive and Willingdon Avenue north of Moscrop Street.

RECOMMENDATION:

THAT the Director of Planning's recommendations be adopted.

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Planning Dept.,
August 16, 1973,
Our File #10.125/B.C.I.T.

RE: PROVINCIAL GOVERNMENT LAND - D.L. 72 -
PARKING ON INTERNAL "PERIMETER" ROAD.

The Planning Department has observed with concern the recent paving operations authorized by the Provincial Dept. of Public Works on the internal "perimeter" road in the southern part of the Provincial Government land in D.L. 72 between Wayburne Drive and Willingdon Avenue north of Moscrop Street. Of particular concern is the non-compliance with Burnaby Zoning By-law requirements.

The Provincial Government land is currently entirely within a P-6 Zoning District (Sec. 506 Burnaby Zoning By-law). Further, because the holdings are extensive, and are circumscribed with Municipal streets, all sides of the site adjacent a street are considered to be "front yards". With regard to the front yard requirements of a P-6 Zoning District, Sec. 506.7 requires a front yard no less than 30 feet in depth. The widened perimeter road with right angle parking permitted up to and overhanging the front property line violates the front yard requirement in addition to precluding the setback, screening and landscaping requirements of Sec. 6.15 of the Burnaby Zoning By-law. Compliance with the by-law is particularly important in this instance due to the proximity of residential development (Greentree Village) and the special efforts being made to retain natural vegetation.

The attachments illustrate the perimeter road and extent of parking adjacent Wayburne Drive within the southern portion of the Provincial Government holdings.

We have discussed the matter with the Engineering Dept. who advise that, like the Planning Dept., they have not had any prior contact from the Dept. of Public Works in connection with the work just completed, although drawings for the work (in the contractor's field office) are dated January 1973 under the Dept. of Public Works titleblock.

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Parking on Internal "Perimeter" Road...page 2.


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RECOMMENDATION:

In view of the lack of effort to establish appropriate communications between the Provincial Dept. of Public Works and Burnaby staff and the violation of Burnaby's By-law requirements the Planning Dept. would recommend:

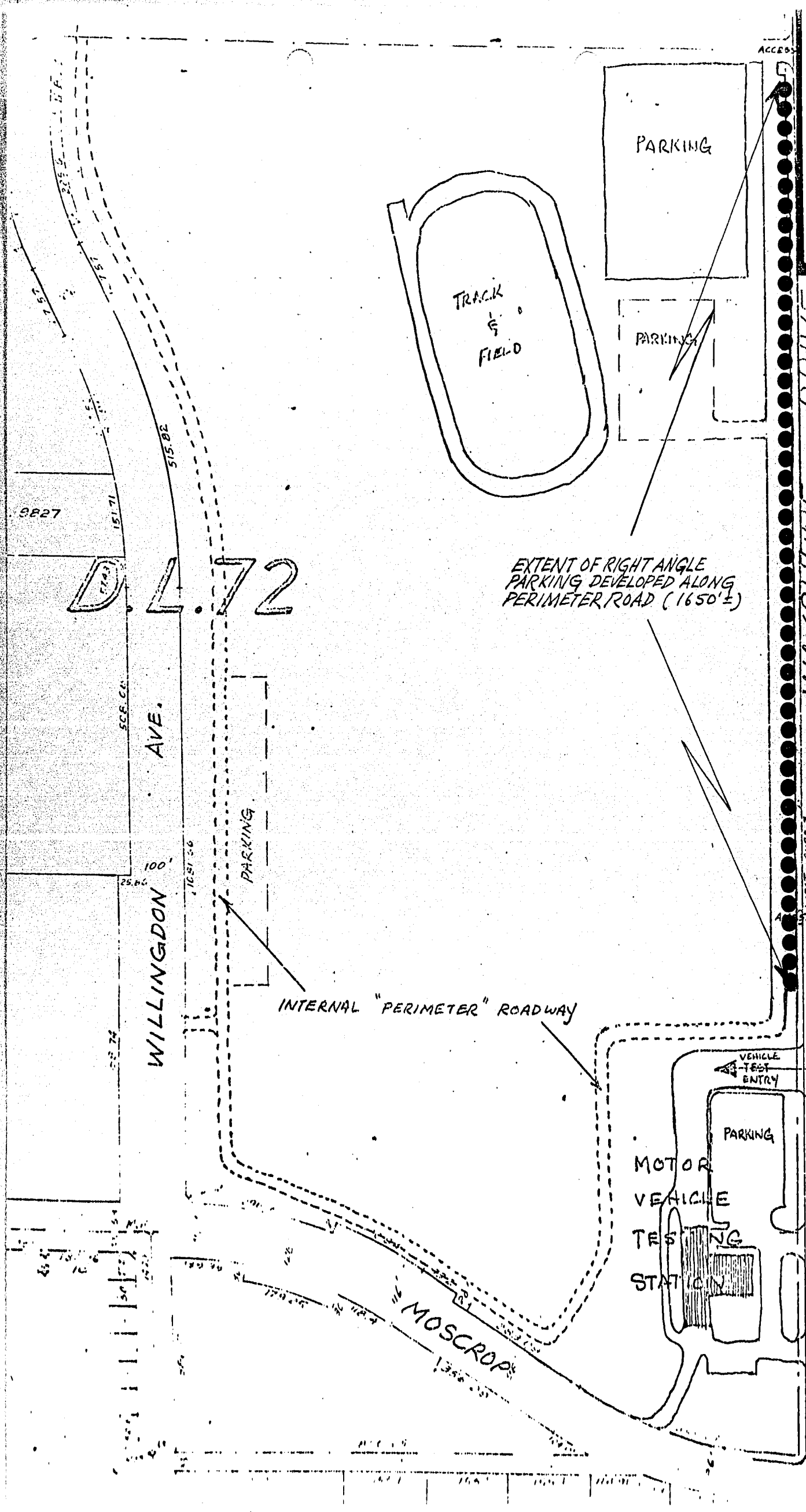
1. THAT Council advise the Minister of Public Works of the Burnaby Zoning By-law requirements as they pertain to the Provincial land in D.L.'s 71 and 72 and of the violation observed in connection with development of the perimeter road within the provincial site.
2. THAT Council strongly request removal of the widened part of the perimeter road which is to accommodate right angle parking and in its place provide and install appropriate landscaping vegetation.
3. THAT Council indicate that in order to prevent similar situations from arising in future Burnaby Planning Dept. staff are ready to assist Provincial staff with any site development and By-law requirement details or interpretation.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

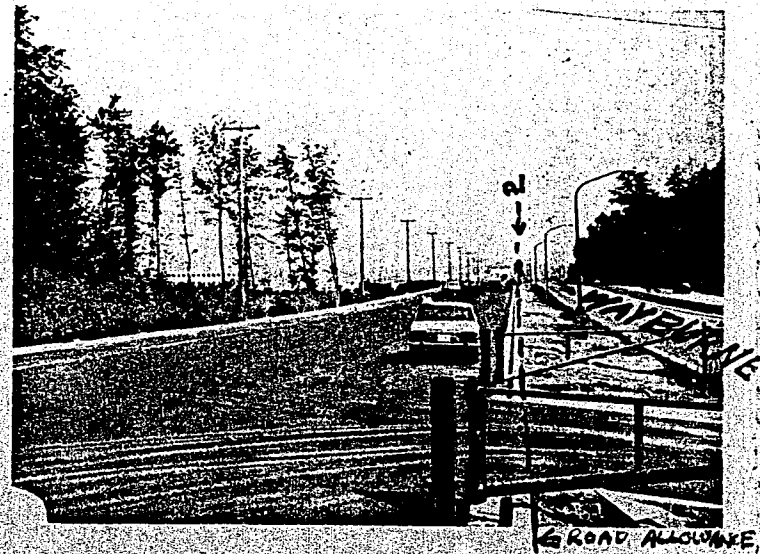
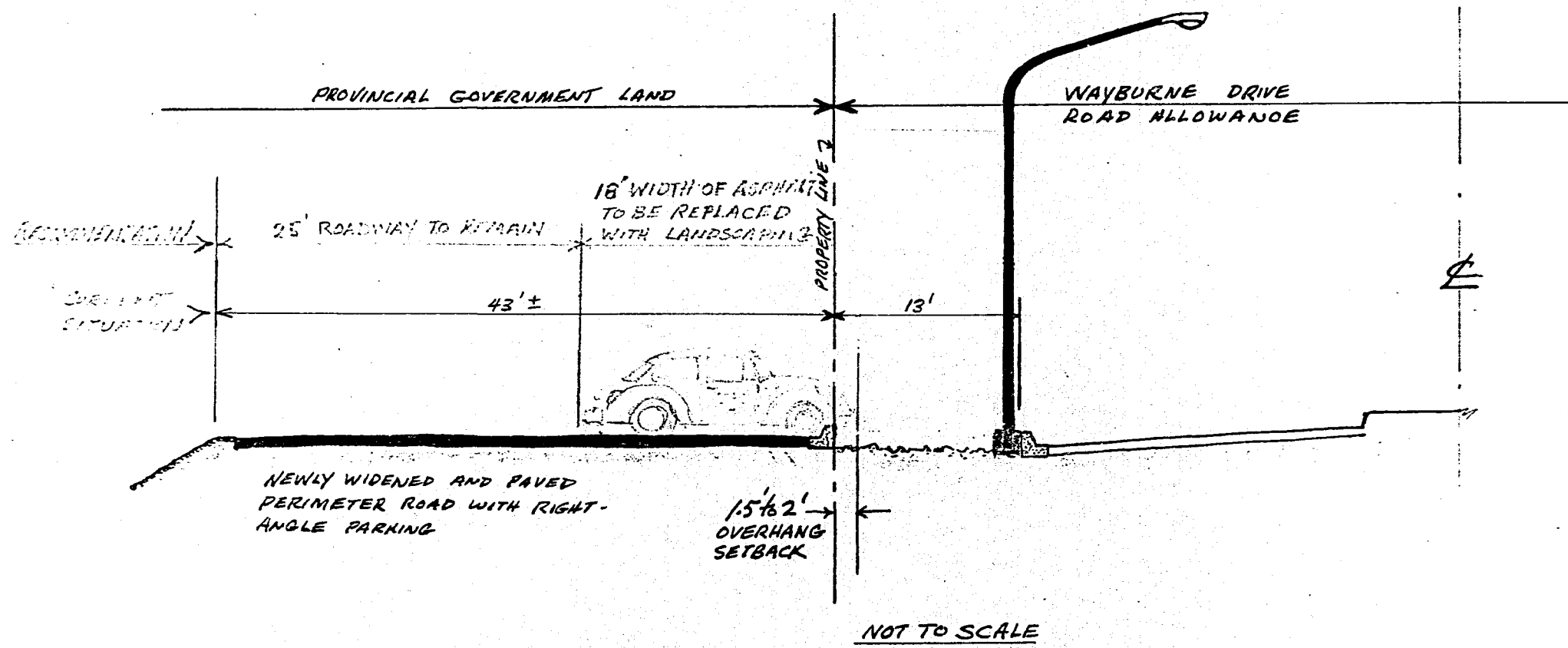
WSS:ew
att.
c.c. Municipal Engineer

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WAYBURNE DRIVE

W. WEST CURB
WAYBURNE DRIVE



THE ORIGINAL PICTURE WILL BE AVAILABLE FOR EXAMINATION AT THE MONDAY MEETING OF COUNCIL.

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