

Re: Letter dated April 25, 1974 from Mr. J.A. Comparelli
M & C Contractors Ltd.
2430 Willingdon Avenue, Burnaby

Appearing on the Agenda for the May 27, 1974 meeting of Council is a letter from Mr. J.A. Comparelli regarding the expansion of a building at the subject address. Following is a report from the Director of Planning regarding this matter.

RECOMMENDATION:

THAT a copy of this report be sent to Mr. J.A. Comparelli.

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TO: MUNICIPAL MANAGER 24 MAY, 1974
FROM: DIRECTOR OF PLANNING
RE: 2430 WILLINGDON AVENUE
M AND C CONTRACTORS LIMITED

Appearing on the Council agenda for May 27, 1974 is a letter from Mr. J.A. Comparelli, representing M and C Contractors Limited, concerning a recent expansion of the building at 2430 Willingdon Avenue, located at the northern side of Alaska Street, east of the Willingdon/Burlington-Northern overpass (see attached location sketch).

In this letter Mr. Comparelli has stated his disagreement with several of the conditions which are to be met under the terms of the permits issued for the recent expansion of this building, and has requested certain relaxations to the landscaping and loading space requirements, and access conditions.

The Planning Department has had the opportunity to examine this matter and is able to report as follows:

- 1) The Board of Variance is constituted under the Municipal Act to hear appeals concerning relaxation of requirements of the Zoning By-law. If Mr. Comparelli considers that grounds for appeal exist under Section 709 of the Act, he may wish to present this matter to the Board for consideration.
- 2) Several of the figures and particulars mentioned in Mr. Comparelli's letter do not agree with the information contained in the submitted drawings upon which Preliminary Plan Approval and building permits have already been issued. However, these discrepancies are not critical to the issues being presented.
- 3) The conditions to which the writer refers were thoroughly discussed at the time approvals were being prepared, and written acknowledgment and acceptance of the conditions was received from the principals of the firm prior to issuance of the Building Permit.

- 4) Concerning the number of loading spaces required, the Burnaby Zoning By-law, Section 900.4(1) requires the provision of two off-street loading spaces on every site used for such industrial and warehouse use where the total gross area of buildings is over 5,000 square feet but less than 25,000 square feet. Further, Section 900.1(1) requires that the appropriate loading spaces be provided in the case of existing buildings or structures where the floor area is increased in excess of 10 percent over the existing floor area.

In this case, the gross floor area before building expansion was 5,712 square feet, according to the permit drawings, and the expansion is 918 square feet, for a total of 6,630 square feet. Consequently two loading spaces are requisite under the By-law.

- 5) With regard to landscape planting, the interpretation of Willingdon Avenue as the front lot line for this "corner" lot has allowed the developer the most favorable condition in terms of total landscaped area. In this situation, Alaska Street is defined as a flanking side lot line, and only the By-law minimum six-foot landscaped strip separating the parking and loading areas from the adjacent street is involved. The submitted approved drawings show a simple modest landscape treatment to this minimum strip, and By-law requirements are thereby met, allowing approval of the design.
- 6) The location of curb crossings for access to parking areas and loading spaces was worked out in conjunction with the Municipal Engineer, and provides for retention of crossings where possible, but removal of a redundant crossing which was provided in the past but has not been used due to the location of a fenced storage area at the easterly end of the site. The removal of redundant crossings and adjustment of existing ones to suit the parking layout is a normal requirement of permit approval and in this case provides for convenient and safe, conforming access and manoeuvring.
- 7) The submitted development plans did not show any proposed outside storage area. If such is to be provided, it will require screen fencing on those sides not facing the principal building. If the applicant wishes to provide this outside storage, this may be handled by a minor amendment to the approved plans.
- 8) Mr. Comparelli has mentioned the existence of scrap yards and vacant "swamp" areas opposite his development. For information, a legally non-conforming scrap metal operation exists west of Willingdon Avenue south of the Burlington-Northern right-of-way. It is anticipated that as property values in the area increase, there will be increased inducement for the operators of this industry to relocate to some other conforming site, making this site available for more intensive light industrial development in keeping with current zoning and modern development standards. Further, the land to the east of Willingdon Avenue constitutes a site of about 20 acres (approximately) which is the subject of considerable current interest for development with high quality industrial buildings after suitable filling and servicing.

In summary, Mr. Comparelli has been informed that appeals for relaxation of the Zoning By-law do not lie with the Municipal Council but with the Board of Variance, if grounds exist subject to the provisions of the Municipal Act.

RECOMMENDATION:

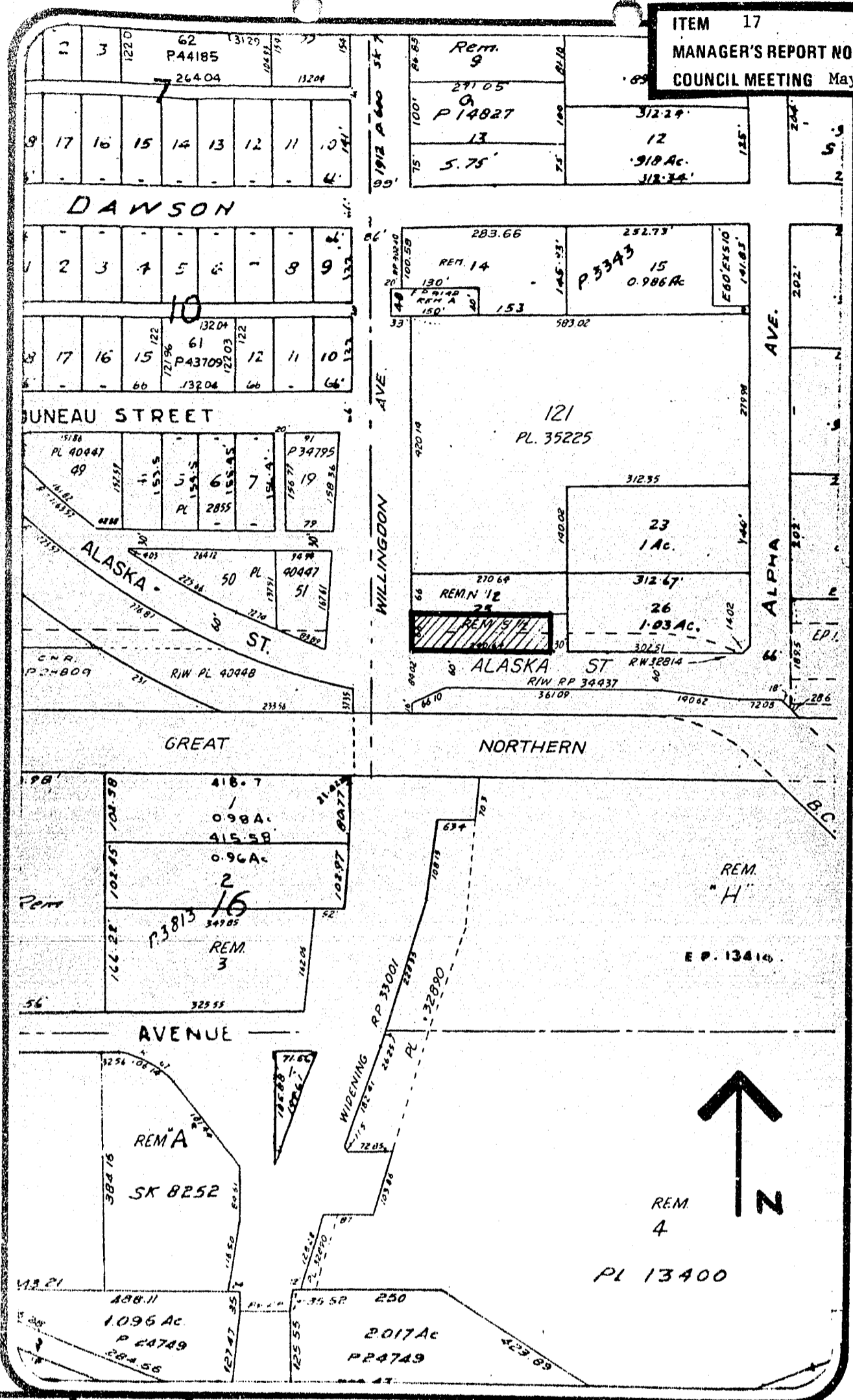
It is recommended THAT:

1. the foregoing be received by Council for information, and
2. that a copy of this report be directed to M and C Contractors Limited.

AL
DGS:ea
Attechmt.
c.c. Chief Building Inspector

A. L. Parr
A. L. Parr,
DIRECTOR OF PLANNING

ITEM 17
 MANAGER'S REPORT NO. 41
 COUNCIL MEETING May 27/74



SCALE	1" = 200'
DRAWN	
DATE	MAY /74

SUBJECT PROPERTY
 2430 WILLINGDON AVE

BURNABY PLANNING DEPARTMENT



Dorothy

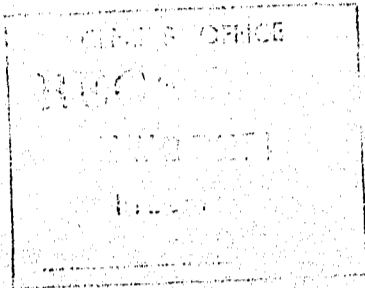
BY-LAW CORRESPONDENCE

MAY 27, 1974

First and Second Readings:

BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 31, 1974 (#6489)

Ross Nurseries
Evergreens & Flowering Shrubs



George E. Ross
4196 Halifax St., North Burnaby

Telephone: 298-5249

Located one block east of Gilmore
& one block north of Lougheed Hwy.

May 23, 1974

Mayor + Council
Burnaby B.C.

Dear Sirs: Today there is a desire for Citizen Input
by all governing bodies. So be it.

This letter will inform you of my dislike of the
re-zoning in the 3800 - 3900 blocks East Hastings.

The big mistake, as I see it, is the erection of two
17 storey towers

Congestion of automobiles in this area is a current
problem. It will be far worse after construction
of two high rises

These towers will add nothing to the livability of
Burnaby as a community. High rises make money
for the developer to the detriment of local citizens

What could be suggested as an alternative?

The 3800 block should be left as a civic square,
something needed in this area. The other block could
be commercial, but only low rise structures permitted

c/c to 5109 CORMIER
6111 11th Ave
100 HOLLAND ST

Yours truly
George E. Ross