

ITEM	22
MANAGER'S REPORT NO.	23
COUNCIL MEETING	Apr. 12/76

Re: LETTER FROM M. PERIERA THAT APPEARED ON THE AGENDA FOR THE  
APRIL 5, 1976 MEETING OF COUNCIL (ITEM 5g)

Appearing on last week's agenda was a letter from M. Periera regarding his application for a business licence to operate a furniture and appliance store at 7709 6th Street. Following is a report from the Director of Planning on this matter.

RECOMMENDATION:

It is recommended THAT a copy of this report be sent to Mr. M. Periera, and that he be advised that the retail second-hand use cannot be approved in the C2 District, but that he should seek a location within the C4 Service Commercial zone in the municipality.

\* \* \* \*

PLANNING DEPARTMENT  
9 APRIL, 1976

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

SUBJECT: 7709 - 6th STREET, BURNABY  
CORRESPONDENCE FROM Mr. M. PERIERA

INTRODUCTION

Appearing on the Council Agenda on April 5, 1976 is a letter from Mr. Martin Periera regarding enquiries as to obtaining a licence to operate a new and used furniture and appliance store at 7709 Sixth Street, Burnaby.

BACKGROUND

Upon enquiring with the Licence Department and the Planning Department, Mr. Periera was informed that the subject site is presently zoned Community Commercial District (C2) which does not permit the sale of used furniture and appliances, and that a business licence could not be issued as requested. Consequently, the applicant has requested "some changes or adjustments" such that he may operate the proposed retail operation on the subject site.

GENERAL DISCUSSION

The subject premises (7709 - 6th Street) is situated within an older, poorly maintained two-storey structure comprised of retail/commercial facilities on the ground floor with residential units above. According to our records, the unit designated 7709 has been historically occupied as a residential dwelling on a legally non-conforming basis. The building is situated within the C2 portion of the Sixth Street commercial corridor which extends generally from 10th Avenue to

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Graham Avenue. (see attached sketch). To the north of Graham and extending along Edmonds Street, C4 Service Commercial zoning prevails, containing a combination of commercial and non-conforming single-family residences. The majority of this commercial area has experienced only moderate redevelopment interest, whereas many of the existing commercial buildings remain in rather poor condition.

The subject request essentially involves the establishment of a Second-hand store which is permitted only in the Service Commercial District (C4) which provides for the accommodation of vehicular oriented commercial uses of low intensity, and for commercial uses requiring large areas for storage and handling of materials, goods and equipment. The existing C2 zoning designation of the site does not permit the subject use but rather provides for quality pedestrian oriented commercial uses to serve this daily and occasional shopping needs of residents of several neighbourhoods.

Those specific retail uses situated in the immediate area as referred to in Mr. Periera's letter, such as Service Stations, Confectionery Stores, Grocery Stores, Restaurants, Pizza Parlors, Real Estate Agencies, etc. are all bonafide uses permitted in the existing C2 Zoning District. Lumber Yards, and used boat dealers, and the new and used furniture store located at 7323 - 6th Street are all found within the C4 Zoning District. Those existing uses in the area which are not appropriately zoned are legally non-conforming uses which were in operation prior to the 1965 Zoning By-law.

In order to establish a retail shop dealing in used goods on the subject premises, the location would require C4 zoning. It is the view of the Planning Department that the prevailing C2 zoning category is appropriate for the area, and it is clear that rezoning to the Service Commercial C4 category would not bring about any desirable upgrading of the area, but to the contrary would allow the introduction of uses which are less attractive and less compatible than those permitted under C2.

Consequently, the Planning Department would not encourage an application for rezoning in this case, but rather would recommend that Mr. Periera be encouraged to seek another location within the municipality (zoned C4) which can accommodate a retail facility of this nature.

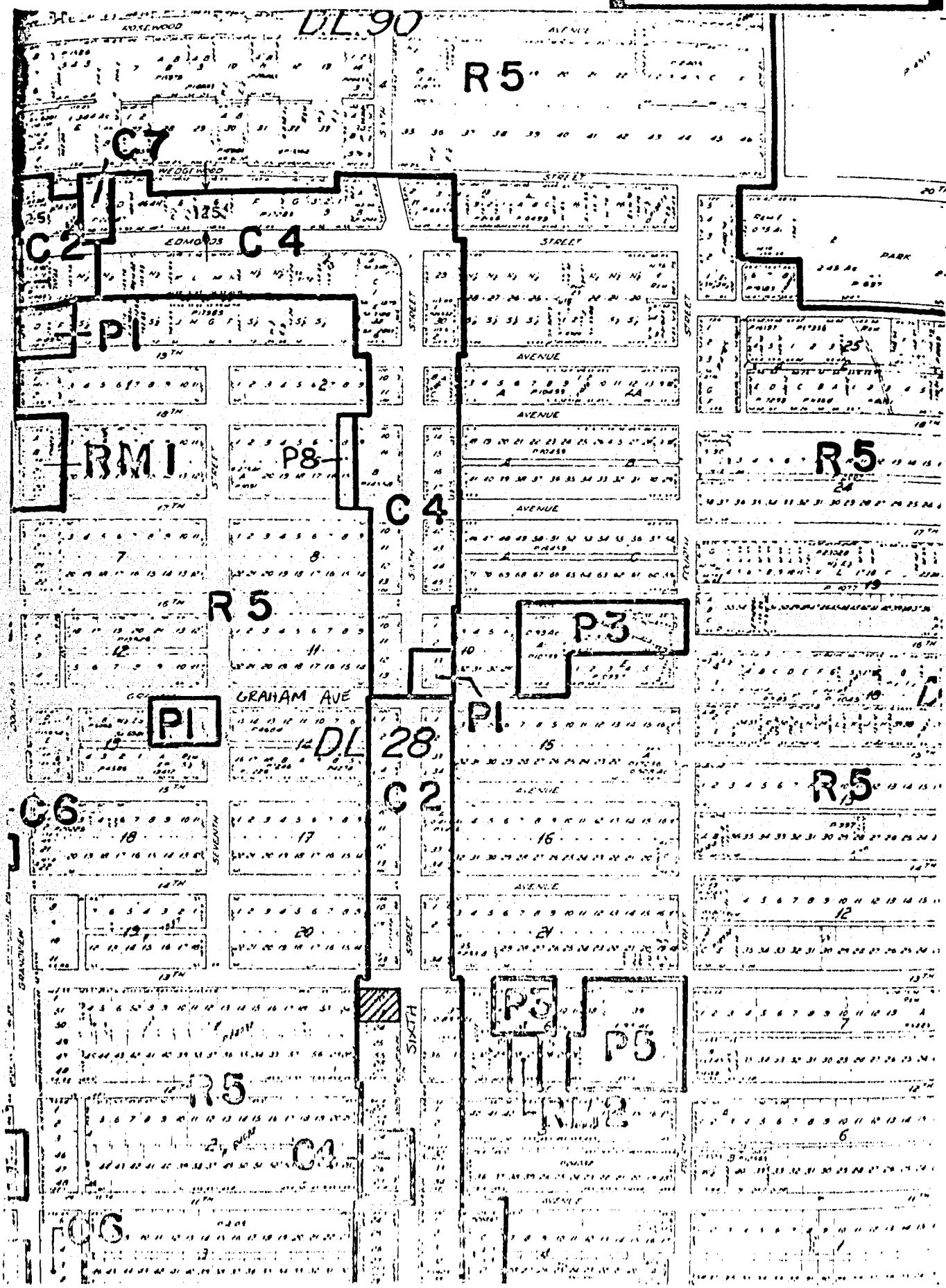
RECOMMENDATION:

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A. L. Parr,  
DIRECTOR OF PLANNING

PDS:ea  
Attchmt.

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Date  
 APRIL 76

Scale  
 1" = 400'



Durnaby Planning Department



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7109 SIXTH ST.