

ITEM	24
MANAGER'S REPORT NO.	48
COUNCIL MEETING July 19/76	

Re: INTERSECTION PROBLEM - SPERLING AVENUE AND CURTIS STREET

At the Council meeting of June 14, 1976 an inquiry was raised as to an intersection problem at Sperling Avenue and Curtis Street. It was reported that there was a problem with parking at the intersection and with trucks loading and unloading.

Following is the report of the Municipal Engineer dated June 23, 1976 in this connection.

In response to presentations made to Council in April or May 1975, the Planning Department furnished a report on the status of the Curtis Lumber Company's operation which was received by Council May 12, 1975 (Item 21, Manager's Report No. 35 - see attached).

The Planning Director pointed out that the operation is legally non-conforming as the property is zoned M4 Special Industrial District, a category which does not permit retail building supply establishments as a principal use. The operators of the Company have made inquiries in past years as to the prospects of rezoning of adjacent properties to a category which will permit their operation to expand at this location. In response our staff have advised these principals that we could not support an expansion of this industrial/commercial activity at this location and we have suggested to them that they arrange to relocate in an industrial area where their operation will be more compatible with adjacent land uses. However we are in no position to require their removal from the present premises provided they continue to operate within the bounds of their historic legal zoning non-conformity, and of course providing they observe all other operational requirements.

It is becoming more obvious as time goes on that the Company has outgrown its present facility, and that it will only be a matter of time until they are compelled by their operation to seek more suitable quarters. Should the Company approach the municipality concerning relocation, our staff would work with them toward a suitable relocation solution such that the Sperling and Curtis property may revert to a more compatible residential use.

This is for the information of Council.

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23 June, 1976

TO: MUNICIPAL MANAGER

FROM: MUNICIPAL ENGINEER

SUBJECT: COUNCIL INQUIRIES, COUNCIL MEETING 14 JUNE, 1976

In complying with the direction of the Clerk's memo, we contacted a Mr. Brian Kask, owner of the Curtis Lumber Co., regarding the problems of parking, loading and unloading on the streets. We were informed by Mr. Kask that it was he who had brought up the problem in reference to a rezoning request he had initiated for the property he owns immediately north of the lumber yard.

During the preliminary design stages of the present traffic signal for the captioned intersection, it was apparent that from the very heavy left turn movements within the intersection that left turn provisions in the form of special lanes should be provided. To do so within the existing road widths would require the banning of parking on both sides of Sperling Avenue for a distance of approximately 400 feet north and south of Curtis Street. Curtis would also require a similar treatment, although not as extensive, as the road is wider and the left turns lighter. These proposals were presented to the Traffic Safety Committee on 26 March, 1974, but were rejected as being too restrictive to adjacent property owners.

(Continued)

ITEM	24
MANAGER'S REPORT NO.	48
COUNCIL MEETING	July 19/76

After the installation of the traffic signal we found that our fears were well founded and the intersection began to experience severe congestion due to left turning vehicles and the presence of parked vehicles. To alleviate this congestion we have prohibited parking on most of the approaches and departure lanes to the intersection for distances of up to 150 feet.

191

The major obstacle to a free flow of traffic at this time is when large trucks either load or unload lumber on Curtis Street, or maneuver to back into or out of the lumber yard itself. In some cases there are so many trucks either loaded or waiting to be loaded parked on the street that they extend into the residential areas, a situation which has generated quite a number of complaints.

In regard to the question of widening the road, we would advise that three of the four approaches are now constructed to a final standard with curb and gutter. Only the east leg of Curtis Street is of an interim standard and recent pavement widening, and a parking ban on the north side, have provided a two lane approach to the intersection. As mentioned earlier, traffic movements within the intersection could be accommodated within the existing road widths (we are now getting some relief from action taken to date) by the use of parking bans and pavement markings. To consider the tearing up of the existing curbs and sidewalks, especially if the main reason is to provide the turn lanes, and still retain a parking privilege, is, in our opinion, unwarranted. Also, with the likelihood that Kensington Avenue will be improved and relieve Sperling of much of its traffic, any widening may soon become redundant.

In summing up the situation of this intersection from a traffic standpoint, we would say that the biggest obstacle to a free flow is the present operation of the Curtis Lumber Co. who appear to be conducting a large scale retail business in lumber from a "postage stamp" size site, requiring a major use of the adjacent streets.

This report is for the information of Council.

E.E. Okon
MUNICIPAL ENGINEER

HB:cmg
c.c. () Traffic Supervisor
() Planning Director

ITEM 21
MANAGER'S REPORT NO. 35
COUNCIL MEETING May 12/75

ITEM 24
MANAGER'S REPORT NO. 48
COUNCIL MEETING July 19/76

PLANNING DEPARTMENT
MAY 1, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: STATUS OF CURTIS LUMBER CO. LTD.
6715 CURTIS STREET, BURNABY

1.0 INTRODUCTION:

On several occasions, numerous Burnaby residents have submitted a variety of complaints regarding the existing lumber supply operation located at the northeast corner of Sperling Avenue and Curtis Street. The Planning Department has now researched the situation and submits the following information.

2.0 BACKGROUND:

Appearing on the May 5, 1975 Council agenda is a formal written complaint dated April 17, 1975 submitted by a Burnaby resident regarding the incompatible situation existing between the subject industrial operation and the surrounding residential area. Included in this complaint was an itemized list of existing zoning regulations that are not being adhered to. The complainant stated that since no previous action has been taken as a result of previous complaints, the situation should be scheduled for discussion at a Council Meeting.

On April 8, 1975 the Planning Department responded to John Kask, representing Curtis Lumber Co. Ltd., regarding his submission of March 27, 1975 requesting expansion of the subject operation to include 934 Sperling Avenue. A copy of this letter is attached.

The Planning Department recommended that this expansion was unwarranted at this location since the area is primarily residential in nature and that an expansion of this facility would intensify industrial activity leading to the further disruption of the residential character of the area. Moreover, the Planning Department stated that this type of development should be encouraged to locate in areas within the Municipality that do not conflict with the surrounding land uses.

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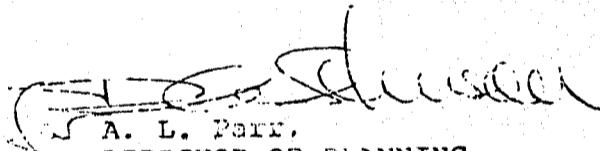
3.0 EXISTING SITUATION:

The subject property is located within a relatively small industrial enclave (M4) surrounded by a well developed residential area. This zoning is the result of historical circumstance and the surrounding residential area has developed relatively recently. The M4 Zoning District does not permit retail building supply establishments as a principal use. Consequently, no expansion of the development would be permitted under present zoning. **193**

The existing operation is of a legally non-conforming nature since it was operating before the current Burnaby Zoning Bylaw 1965 was implemented. Consequently, the listed Bylaw discrepancies outlined in the complainants letter are not subject to the existing Bylaw regulations. However, the Municipal Act states that if the use of the site is altered or occupancy changes and is rendered vacant for a period of 30 days, then the use of the site must comply with those regulations as outlined in the current Zoning Bylaw.

Although the Planning Department has no authority to request that Curtis Lumber upgrade its operation to reflect the existing zoning regulations in that the current Bylaw regulations are not retroactive, we do acknowledge the concerns of the surrounding residents and have suggested that Curtis Lumber relocate to an area that is more compatible with the adjacent land uses. Respective reports from other concerned Municipal Departments regarding this situation are forthcoming for Council's information.

This report is submitted to Council for information.


A. L. Parr,
DIRECTOR OF PLANNING.

APL
PDS:cm

Attach.

cc: Municipal Engineer
Chief Public Health Inspector
O.i/c, R.C.M.P., Burnaby Detachment
Chief Licence Inspector
Municipal Solicitor

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Planning Department

Mr. John Kask,
950 Sperling Avenue,
Burnaby, B. C.

Dear Sir:

Re: Expansion of Curtis Lumber Co. Ltd.
D.L. 206, Block 1, Lot 5, Plan 5832
950 Sperling Avenue

Further to your submission of March 27, 1975 regarding expansion of the existing facilities at 950 Sperling to include 934 Sperling, the following comments will refer.

The existing location of Curtis Lumber at 950 Sperling is currently zoned Special Industrial District (M4) surrounded primarily by a very well established Residential District Five (R5).

Expansion of the existing facility would necessitate rezoning of 934 Sperling Avenue from a residential use to an industrial use whereby an existing residential unit would be removed.


The Planning Department cannot give a favourable recommendation to this proposal. The location of an industrial facility in this location does not provide an appropriate interface with the surrounding residential element. Existing outside storage of lumber on the site and constant industrial vehicular movement generated by the subject facility detracts from the residential environment of the area.

Moreover, expansion of the existing facility in a northerly direction along Sperling Avenue would encourage a further disruption of the residential character of the area and would intensify industrial activity in an area where it is not warranted.

The Planning Department would, however, encourage development of this type in areas more appropriately zoned whereby the proposed facility would not conflict with the surrounding land uses. Numerous industrially zoned areas of this type are located throughout the Municipality.

For any further direction of this matter please feel free to contact Mr. Sanderson of the Planning Department.

Yours truly,


A. L. Parr,
DIRECTOR OF PLANNING.

PDS:bp