ITEM	2
MANAGER'S REPORT NO.	19
COUNCIL MEETING	Mar. 14/77

Re: MINI-WAREHOUSE REGULATIONS - MANOEUVERING AISLE WIDTHS
(Item 1, Report No. 9, February 7, 1977)

On February 7, 1977, Council adopted the following recommendation in connection with a proposal to allow mini-warehouses to become a permitted use in the M-1 (Manufacturing) District:

> "THAT Council authorize the Planning Department to prepare a by-law to permit the introduction of the proposed amendments, as described in section "E", into a Burnaby Zoning By-Law, and that these amendments be advanced to a public hearing on March 15, 1977."

Following is a further report from the Director of Planning on this matter.

RECOMMENDATION:

1. THAT the Director of Planning's recommendations be adopted.

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TO: MUNICIPAL MANAGER

Planning Department,
March 9, 1977.

FROM: DIRECTOR OF PLANNING

RE: MINI-WAREHOUSE REGULATIONS - MANOEUVERING AISLE WIDTHS.

The Council, in considering a Planning Department report on mini-warehouses on February 7, 1977, approved a recommendation to include this use, and certain proposed amendments, in the Burnaby Zoning By-law.

Since that time we have reviewed the 28 foot manoeuvering aisle width standards proposed in the original report. This re-examination has resulted from a further study of existing standards in a number of American centres and the manner in which the aisles will be used within a mini-warehouse project.

RECOMMENDATIONS

It is recommended:

(1) THAT the Council approve the replacement of Clause (h) of the proposed conditions governing mini-warehouse development by the following:

> "Access to individual storage units shall be provided by unobstructed manoeuvering aisles, in which traffic direction and parking shall be designated by signing or painting. Such manoeuvering aisles shall be surfaced with an asphalt, concrete or similar pavement, and subject to the following minimum width standards:
>
> (i) 25 feet for one way movement with parking and loading on one side only; or
>
> (ii) 34 feet for two way movement with parking and loading on one side only.

(2) THAT this amendment be included at the Public Hearing on March 15, 1977.

A. L. Parr,
DIRECTOR OF PLANNING.

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c.c. Municipal Clerk, Municipal Solicitor, Assistant Director - Long Range Planning & Research