

ITEM 16
MANAGER'S REPORT NO. 13
COUNCIL MEETING Feb. 21/77

Re: INDUSTRIAL USE AT 6994 GREENWOOD STREET
LOT 5, BLOCK 6, D.L. 44/78/131, PLAN 11087

The following report from the Director of Planning contains comments on the enquiry that Council made last week with respect to a property that is located at 6994 Greenwood Street.

This is for the information of Council.

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PLANNING DEPARTMENT
FEBRUARY 17, 1977

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

RE: INDUSTRIAL USE AT 6994 GREENWOOD STREET
LOT 5, BLOCK 6, D.L. 44/78/131, PLAN 11087

At the meeting of Council on February 14 an enquiry was made as to the industrial operation conducted at 6994 Greenwood Street, with reference to ownership, paving and drainage, truck parking and a reported barricading of Hillview Street. The following report will provide Council with information on the status of this property relative to the matters mentioned above.

Members of Council will recall that this property was the subject of reports and Council discussion during 1976 when the premises were occupied by Butterworth's Moving and Storage. At that time there were numerous complaints registered in connection with the industrial activities being conducted and the conditions of preliminary plan approval which had not been fully carried out. As per the latest in the series of reports submitted, Butterworth's did in fact vacate the property in early December, and its occupancy has been replaced by uses which are wholly conforming with the uses permitted in the M5 Light Industrial District.

The new owner of the property is Specialty Foods Ltd. who operate an office and distribution warehouse for packaged food products at this site. A tenant in a portion of the building is engaged in a similar activity, the warehousing of hardware products for local distribution. Both uses are specifically permitted under Section 405.1(12) of the Burnaby Zoning Bylaw for the M5 District ("storage buildings, warehousing and wholesale establishments").

Preliminary Plan Approval #3858 was issued October 4, 1976 for the referenced uses. Conditions of approval include bringing a front loading area into conformity with the bylaw, and the paving and curbing of parking, driveway, and rear loading areas.


As of this date work required to satisfy these conditions is well under way; however, the asphalt paving work has not been completed to date due to the season of the year. We have been assured by the owner that this work will be completed under a contract already let, as soon as weather conditions allow. In conjunction with this work suitable provisions for drainage of the parking and loading areas will be made. In reference to a concern that excessive work in conjunction with this yard paving had encroached on to the adjoining industrially zoned privately owned property (see attached sketch), the Building Inspector had the work inspected in the field and advises that the site works have been carried out in conformity with the area involved in the preliminary plan approval. The owner proposes, in addition to works relative to the Zoning Bylaw requirements, to provide chain link fencing and a gate around the rear loading area, to provide speed bumps along the driveway to control speed and thereby minimize noise, and to grade and seed to grass the area of the property south of the loading yard (opposite the end of Hillview Street) so that it will have a more presentable appearance than formerly existed. Additionally the owner proposes to repaint the exterior of the building to improve its appearance.

Planning Department staff have encouraged the owners to voluntarily provide plant screening adjacent the rear portion of the open area along the east property line, both as a gesture of good will to the surrounding residents and also to provide a further separation from the nearby residential area. However Council is advised that the provision of screening in this case is not a requirement of the Zoning Bylaw, as the 33 foot strip to the east of the subject property is industrially zoned and a part of the privately held industrial parcel to the south. (We understand that some citizens in the area have the impression that this 33 foot strip of land is a public road allowance; however reference to the accompanying sketches will show that it is a part of the adjacent property, and industrially zoned.)

As is the case with any warehousing activity, there will be trucks visiting the site to make deliveries and pickups, and it is expected that there will be parking of such vehicles on the site in conjunction with the company's operations. This is a normal part of a warehousing operation and is completely in accord with the M5 zoning that applies to the property. For information, the concern relative to truck parking that applied to Butterworth's Moving and Storage operation was related to any storage and dispatching of vehicles from that site in conjunction with the motor freight shipment activity of that former user. At no time has legal access been obtained from Hillview Street, and accordingly there was no barricading of Hillview Street involved in this development.

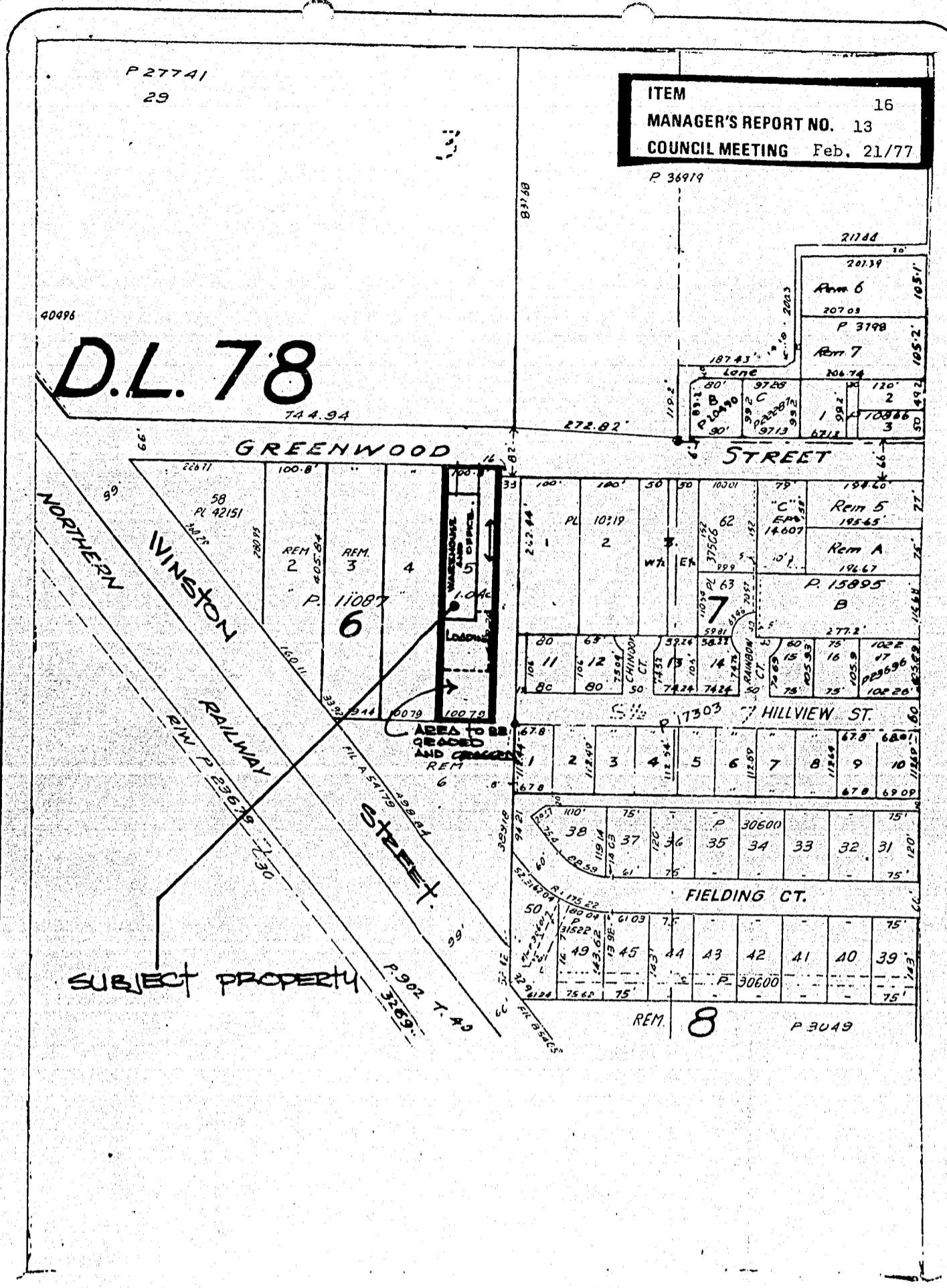
In summary the development as approved conforms to the requirements of the Zoning Bylaw as to both land use and development standards, and as such is approvable for business licencing.

This is for the information of Council.


A. L. Parr
DIRECTOR OF PLANNING

DGS:cw
Atts.

cc: Chief Building Inspector
Chief Licence Inspector



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D.L. 78

SUBJECT PROPERTY

Date
 17/2/77

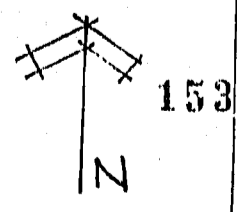
Scale
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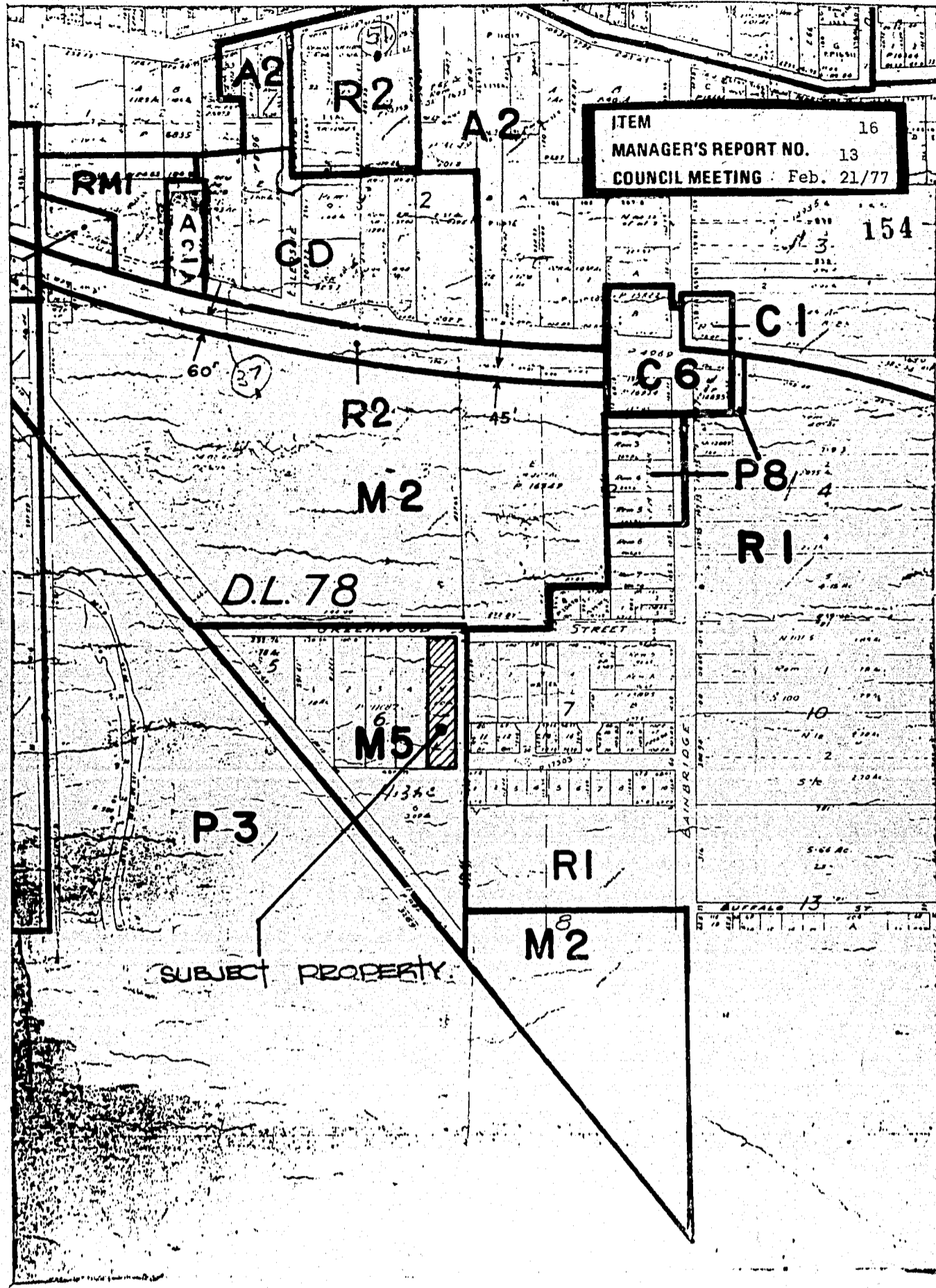
Drawn By

Burnaby Planning Department

INDUSTRIAL PROPERTY
 AT 6934 GREENWOOD STREET
 LOCATION SKETCH.

SKETCH # 1





Date
 17/2/77

Scale
 1" = 400'

Drawn By

Burnaby Planning Department

INDUSTRIAL PROPERTY
 AT 6994 GREENWOOD STREET.
 EXISTING ZONING.

SCE, CH # 2

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