

Re: MINI-WAREHOUSE REGULATIONS - CARETAKER ACCOMMODATION.  
(Item 1, Report No. 9, February 7, 1977)  
(Item 2, Report No.19, March 14, 1977)

ITEM 10  
MANAGER'S REPORT NO. 23  
COUNCIL MEETING Mar. 28/77

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."

On March 14, 1977, Council adopted a recommendation to also send to the Public Hearing an amendment pertaining to standards for the width of aisles.

Following is a report from the Director of Planning on a proposal to allow accommodation for caretakers in mini-warehouse facilities.

RECOMMENDATION:

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

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Planning Department  
March 23, 1977

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

RE: MINI-WAREHOUSE REGULATIONS — CARETAKER ACCOMMODATION

The Council, on March 21, 1977, gave first, second and third readings to the proposed regulations governing mini-warehouses.

During consideration of the matter, the question was raised as to whether a couple should be permitted to occupy a caretaker's residence. This was also brought up at the Public Hearing on March 15, 1977.

At present, caretaker accommodation for mini-warehouses would be governed by Section 401.1(16) (Uses Permitted—M1 District) which confines such living quarters to a single person. While a mini-warehouse in an industrial area would not, in our opinion, provide a suitable environment for children, there would seem to be little objection to allowing for the accommodation of two adults.

The argument for making provision for a couple to occupy caretaker living quarters in this instance is that mini-warehouses, unlike most industrial uses, commonly include a project management and surveillance function on a twenty-four hour basis, and the caretaker/manager is the only employee on the premises.


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RECOMMENDATIONS

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It is recommended:

1. THAT the Council approve the addition of the following clause (j) to the proposed conditions regulating mini-warehouse development:  
  
"Caretaker accommodation, as set forth in Section 401.1(16) of this By-law, except that such accommodation may, in the case of a mini-warehouse development, be provided for a maximum of two adults".
2. THAT the Council rescind third reading given to the proposed mini-warehouse regulations on March 21, 1977, and insert the above clause (which arose from the Public Hearing), and give third reading to the revised regulations.
3. THAT the revised regulations be brought forward for final adoption at the Council meeting on April 4, 1977.

  
A. L. Parr  
DIRECTOR OF PLANNING

RBC/dm

cc Municipal Clerk  
Municipal Solicitor  
Assistant Director-Long Range  
Planning and Research