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| ITEM                 | 11         |
| MANAGER'S REPORT NO. | 42         |
| COUNCIL MEETING      | 1978 05 29 |

Re: LETTER FROM UNITOW SERVICES LIMITED WHICH APPEARED  
ON THE AGENDA FOR THE 1978 MAY 23 MEETING OF COUNCIL (ITEM 4 e)  
PROPOSED USE OF PROPERTY AT 6136 BERESFORD STREET  
(LOT 29A, D.L. 97, PLAN 824)

Appearing on last week's agenda was a letter from Mr. Lennard Chan, General Manager of Unitow Services Ltd., regarding the use of a property on Beresford Street. Following is a report from the Director of Planning on this matter.

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. Lennard Chan.

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PLANNING DEPARTMENT  
1978 MAY 23

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: UNITOW SERVICES LIMITED  
PROPOSED TO USE THE PROPERTY AT 6136 BERESFORD STREET  
LOT 29A, D.L. 97, PLAN 824

BACKGROUND:

At the 1978 May 23 regular meeting of Council a letter was received from Mr. Lennard Chan, General Manager of Unitow Services Limited, requesting Municipal consideration for the use of 6146 Beresford Street as an automobile storage yard. (Assessment Authority records indicate that the property's address is listed as 6136 Beresford Street.)

By way of background, Mr. Chan and other individuals have made recent enquiries to both the Licence and Planning Departments concerning a proposal to utilize the referenced property as an outside storage yard for the storage of vehicles that have been impounded or brought to the site for other reasons. The callers were informed that the property is zoned M2 General Industrial District, a category which provides for outdoor storage of new material and equipment only. Inasmuch as the proposed use would entail the storage of used vehicles as a principal use, the facility could be located only in a Heavy Industrial District (M3) zone.

The subject property is located on the south side of Beresford Street in the first block west of Gilley Avenue. As mentioned in Mr. Chan's letter, the property is located in an M2 General Industrial area, and is served by rail in the form of the B. C. Hydro Railway which flanks its southern boundary. The area of Lot 29A is approximately .66 ha (1.63 acres). The past industrial use of the property has been conducted by Vancouver Auto Auction Limited, under business licence as a car dealer dealing in used cars. The vehicles handled on the property have been sold at wholesale by auction to dealers; a further permitted activity has been service and repairs of used vehicles. The foregoing industrial uses are all permitted in the M2 District under the zoning bylaw and as a result the previous use is legally permitted.

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Mr. Chan, in his letter, has indicated the proposed use of the property to be the storage of automobiles for the following purposes: **155**

- (1) Storage of new vehicles for various automobile dealerships prior to being sold or leased.
- (2) Vehicles for storage and display for sale by various bailiff companies.
- (3) Impounded vehicles, either by private property owners or by police request. The enclosed sheds would be ideal for RCMP investigative department for finger-printing etc.

GENERAL DISCUSSION:

For the information of Council the following comments are noted for each of the purposes listed:

- (1) The storage of new vehicles is permitted in the M2 General Industrial District, subject to the screening requirements set out in the Bylaw for open storage yards. As a result, this aspect of the intended activities could be conducted under a new Preliminary Plan Approval.
- (2) We understand from Mr. Chan that it would be his company's intention to rent space in his storage yard to bailiff companies for their vehicle storage and sale purposes. More specifically, space would be made available whereby bailiffs could hold seized used vehicles (cars, pick-up trucks, and on occasion boats) for the requisite holding period under the law prior to return or disposal. The bailiff companies would thereafter conduct their own sales of used vehicles at this location.

The automobile sales function would be permitted at this location under Sections 402.1 (1) and 401.1 (1) (a); however, the open storage yard use for holding used vehicles would be properly accommodated in the M3 Industrial District.

- (3) The holding of impounded vehicles within a completely enclosed building is permitted in this District, as such use would be described as the use of a storage building and would not involve open yard activity. However, the storage of impounded vehicles in an outdoor yard could not be permitted in this zone; this use would be properly conducted in an M3 zone.

The Zoning Bylaw distinguishes between storage yards for the keeping of new materials and new equipment (permitted in the M1 and M2 Districts) and storage yards without qualification as to the nature or condition of its contents (in the M3 District). The intent of the Bylaw is to maintain suitable quality standards in the Manufacturing - General Industrial District, while providing the opportunity for conducting outdoor storage of a variety of used materials including vehicles in the M3 Heavy Industrial District, which is generally located in areas in which visual appearance is of less immediate concern. Moreover, the Bylaw intends to reserve areas of land that possess M1 and M2 zoning for a range of higher intensity uses which are more productive in terms of land utilization and which contribute more to a viable community of mutually compatible industrial uses than would be the case with the introduction of open storage yards for used material and equipment as a principal activity. The Bylaw does provide for limited open storage yard use in such a District, along with external display and sales or rental lots, when the commercial and service functions predominate and justify such uses' location in such an area. However, the contemplation of unlimited storage yard use in such areas would have much broader land use ramifications than the Unitow proposal suggests and would constitute a downgrading of standards in the lighter industrial areas.

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We understand that Mr. Chan's company is proposing to participate in bidding for the Municipal towing contract which will be put to tender this coming fall, and that they are seeking to secure property in order to meet certain holding yard requirements in this Municipality. It is noted that many companies who wish to participate in future bidding might expect the same sort of consideration on sites which are not zoned to accommodate such open yard uses.

SUMMARY:

Mr. Chan's letter asks the Municipality to consider the use of 6136 Beresford Street as an automobile storage yard. The provisions of the Zoning Bylaw respecting outside storage yard use are clear and such use other than for new materials and equipment should be conducted in an M3 area. The storage of new vehicles, the display of vehicles for sale as an automobile sales lot, and the indoor storage of vehicles would be permitted at the subject location. Any consideration of acceptance of the open storage yard use at the Beresford Street location would necessitate either (a) a Bylaw Text Amendment to allow the operation of open storage yards for used material and equipment as a principal use in the M2 District, or (b) rezoning of the subject site to the M3 category. The former approach could not be recommended as it would lead to both a downgrading of the use and appearance standards of the M2 District and a pre-emption of good industrial sites which should remain available for more productive and intensive industrial uses. Similarly, staff could not recommend rezoning of the property to M3 as this would represent spot zoning and the introduction of a range of potential heavy industrial uses in a progressively improving, lighter industrial setting.

In order to preserve the standards of the Municipality and to deal equitably with other industrial operators who have over the years located such uses in M3 areas in response to the Municipality's Bylaws, it would be appropriate for the existing provisions to be retained and for the Planning Department to direct Mr. Chan to the M3 areas for any open storage requirements for used vehicles that he may have.

RECOMMENDATION:

It is recommended THAT a copy of this report be forwarded to Mr. Lennard Chan, General Manager, Unitow Services Limited.

*AWP*  
DGS/sam

cc: Chief Licence Inspector

*A. L. Parr*  
A. L. Parr  
DIRECTOR OF PLANNING