

ITEM 7
MANAGER'S REPORT NO. 59
COUNCIL MEETING 1981 11 23

RE: PETITION FROM RESIDENTS OF THE 4700 BLOCK ALBERT STREET
FENCE TO SURROUND PROPERTY OF CAPITOL ROOFING CO. LTD.
AT 4737 HASTINGS STREET

MUNICIPAL MANAGER'S RECOMMENDATION

1. THAT the recommendation of the Chief Building Inspector be adopted.

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TO: MUNICIPAL MANAGER 1981 NOVEMBER 12
FROM: CHIEF BUILDING INSPECTOR
RE: 4737 EAST HASTINGS STREET
LOT 69, D.L. 122, PLAN 51204
CAPITOL ROOFING CO. LTD.

RECOMMENDATIONS:

1. THAT a copy of this report be sent to Capitol Roofing Co. Ltd.
4737 East Hastings Street, Burnaby, B.C., V5C 2K8, and
2. THAT a copy of this report be sent to the petitioners.

BACKGROUND:

The following report is in respect to a petition received by Council from residents of the south side of the 4700 block Albert Street for a fence to surround the business premises of Capitol Roofing Co. Ltd. occupying property at 4737 East Hastings Street.

REPORT:

The subject property (plan attached) is within a C4 Service Commercial District, which is a zoning district intended to provide for the accommodation of vehicular oriented commercial uses of low intensity, and for commercial uses requiring large areas for storage and handling of materials, goods and equipment.

Uses permitted in this district as regulated in Section 304.1 of Burnaby Zoning By-Law include:

"(19) Offices..., storage yards...for trade contractors;...roofing..."

The conditions of use in this zone are regulated in Section 304.2 which requires:

"(1) All business...uses shall be conducted within...
enclosed buildings,...except for storage yards..."

Capitol Roofing Co. Ltd. rents the premises at 4737 East Hastings Street from which it conducts its business, and has been licenced at this address since 1974. The owner of the roofing business is not available for contact this week, and not expected back before the 16th of November. A member of his family, familiar with the business, has been contacted and made aware of the concerns of the petitioners.

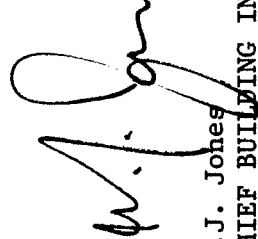
The petitioners are reasonably correct in their description of the yard at the back of the office of Capitol Roofing Co. Ltd. While, as earlier noted, a roofing business is a recognized use for the subject property, there are certain "amenity" controls in the Zoning By-Law which become applicable to yard uses associated with a business, but which are not conducted within the enclosed building. The operator of Capitol Roofing Co. Ltd. will be contacted upon his return and made aware of yard requirements pertaining to his particular business.

It might be noted that the by-law requirements are intended to provided in an amenity fashion for the contiguity of residential uses and, in this case, service commercial uses. The requirements are not intended primarily to provide protection for children who may be allowed to play on a public lane or trespass on other private property.

The foregoing is provided for the information of Council, with the recommendation that a copy of this report be given to Capitol Roofing Co. Ltd. and a copy to the petitioners.

MJJ:lm
Enc.

c.c. PLANNING DIRECTOR
CHIEF LICENCE INSPECTOR
MUNICIPAL SOLICITOR


M.J. Jones
CHIEF BUILDING INSPECTOR

