

ITEM
MANAGER'S REPORT NO. 3
COUNCIL MEETING 85/08/12 53

RE: LETTER FROM MRS. CHERYL WATERS, WEST COAST LANDSCAPE MATERIALS LTD
WHICH APPEARED ON THE AGENDA FOR THE MEETING OF COUNCIL 1985 JULY 29 (Item 5 o)
OUTDOOR GARDEN SHOPS

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1985 August 06

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 02.240
Section 3

SUBJECT: OUTDOOR GARDEN SHOPS: LETTER FROM
WEST COAST LANDSCAPE MATERIALS LIMITED
2848 DOUGLAS ROAD

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RECOMMENDATION:

1. THAT a copy of this report be sent to Mrs. Cheryl Waters, West Coast Landscape Materials Limited, 2848 Douglas Road, Burnaby, B.C. V5C 5B7

R E P O R T

A. BACKGROUND

Appearing on the agenda of the Council meeting of 1985 July 29, was a letter addressed to the Mayor and Council from Mrs. Cheryl Waters of West Coast Landscape Materials Limited requesting a change in the Burnaby Zoning By-law that would include "specialty outdoor garden shop products" in the definition of "Outdoor Garden Shop" with the objective of permitting specialty outdoor garden shops to operate on a year round basis.

The property at 2848 Douglas Road is located in a C1 District zoned enclave within a surrounding industrially zoned area, as shown on the attached map.

B. EXISTING REGULATIONS AND THEIR RATIONALE

Under the current Zoning By-law regulations, the term outdoor garden shop is defined as "an open area used for the display and retail sale of bedding plants, flowers, nursery stock, Christmas trees or seasonal fresh fruit and vegetables, but shall not include commercial nurseries or greenhouses".

Outdoor garden shops were established to allow for the sale of seasonal items on a temporary basis (six months in any year) in a number of commercial districts (C1, C2 and C3) which would not otherwise be suited to such outdoor uses. An amendment to the Zoning By-law is, therefore, not desirable nor necessary.

The activities carried on in an outdoor garden shop are permitted as a permanent year round use as a commercial nursery and greenhouse operation in a C4 District, where the principal part of such an activity would be the display and retail sale of produce. The C4 District also specifically recognizes open lot uses such as car sales lots, drive-in businesses and trade contractors.

C. CONCLUSIONS AND CONSIDERATIONS


It is concluded from the foregoing that a specialty garden shop that is open on an annual basis, as described in the letter from Mrs. Cheryl Waters, is a permitted use in the C4 District under the existing Zoning By-law regulations.

However, the location of West Coast Landscape Materials Limited at 2848 Douglas Road is zoned C1, a category which permits seasonal outdoor garden shops but does not make provision for specialty garden shops on a year round basis.

In order to overcome the problem of operating a business in a zone where it is not permitted, it is proposed that West Coast Landscape Materials Limited seek a location in a C4 zoned area. This is a vehicular oriented type of district, which is generally found along major traffic routes, where the increased exposure would be of considerable benefit to a year round garden shop type of business.

It is of course the prerogative of the owners of this C1 enclave to apply for rezoning from a C1 to a C4 zoning category; although the staff have not assessed whether such an application would be supported. We would however be prepared to carry out such an assessment if the owners express interest.

This is for the information of Council.


A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

RBC/mcb
Attach:

cc: -Chief Licence Inspector
-Director Administrative & Community Services
-Municipal Solicitor
-Assistant Director - Long Range Planning & Research

PLAN 4/649

ROY ST. 1460

PLAN 5/3692

B.N.R.

DOUGLAS RD. S107

STILL CREEK ST. 1510

M2

PLAN 51507

PLAN 55144

PLAN 57693

PLAN 12169

PLAN 13332

PLAN 12169

(S361)

PLAN 57694

PLAN 7846

PLAN 6101

2 NORTHERLY 2 ACRES OF A

PLAN 20289

M2

PLAN 3782

PLAN 58392

EX. 8033

REF. 8024

P.L.D. 9989 3782

G.V.S. & P.L.D. 9989 3782

SUBJECT PROPERTY

M6

PLAN 5277

REF. 8076

REF. 8041

REF. 8016

REF. 8040

PLAN 3970

REF. 5211

PLAN 3782

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ITEM 3

MANAGER'S REPORT NO. 53

COUNCIL MEETING 85/08/12

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PLAN 4/649

