

THE CORPORATION OF THE DISTRICT OF BURNABY

1985 June 19

His Worship, the Mayor  
and Aldermen

Madam/Gentlemen:

REPORT OF THE RECREATIONAL VEHICLE PARK COMMITTEE

RECOMMENDATIONS:

1. THAT Council receive the report of the Committee and direct that the following recommendation be brought forward for consideration and adoption at the time of Second Reading of Bylaw #8379:

"THAT paragraphs (b) and (c) of Section 510.4 be deleted, and that the following be substituted therefor:

- '(b) the minimum area for recreational vehicle spaces intended to be occupied only by motorized or self-propelled vehicles shall be 52.0 m<sup>2</sup> (560 square feet);
  - (c) the minimum area for recreational vehicle spaces intended to be occupied by two vehicles, one of which is a recreational vehicle, shall be 93 m<sup>2</sup> (1,000 square feet); and
  - (d) the average area of all recreational vehicle spaces within a recreational vehicle park shall not be less than 74.3 m<sup>2</sup> (800 square feet)."
2. THAT this report be referred to the Public Hearing on 1985 July 09.

R E P O R T

The Recreational Vehicle Park Committee met on 1985 June 17 to review the text of the proposed amendments to the Burnaby Zoning By-law as approved by Council on 1985 May 27. In particular, the provisions for the size of recreational vehicle spaces in an RV park were reviewed, relative to the intention of Committee Members when the subject of the required minimum average size of spaces was previously discussed. The Committee considered that its intention had been that the 74.3 m<sup>2</sup> (800 square feet) figure should apply to all recreational vehicles within an RV park, rather than just to "spaces intended to be occupied only by motorized or self-propelled vehicles" as the text presently specifies.

The effect of the Committee's intended approach would be to allow averaging to occur over the whole of an RV park site. An indication of the numerical impact of this approach can be gained by reference to the proposal currently being advanced by Mr. Van Dyk, who appeared before Council on 1985 March 25. Mr. Van Dyk's present scheme envisions 217 RV spaces, including 177 self-propelled vehicle spaces and 40 spaces for a trailer and a towing vehicle. The scheme would satisfy the proposed 800 square-foot per unit criterion when averaged over all vehicle spaces on the site and allows 8 more spaces, or about 4% greater capacity, than could be achieved under the provisions contained in the present text of the By-law that received First Reading on 1985 June 10.

INTERNAL DISTRIBUTION:

: - AGENDA 1985 June 24  
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          - Director Planning & Building Insp.

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It is the recommendation of your Committee that the text of the proposed Section 510.4 of the Zoning By-law be amended as follows:

1. Delete paragraphs 510.4 (b) and (c) -
  - "(b) the average area of recreational vehicle spaces intended to be occupied only by motorized or self-propelled vehicles shall not be less than 74.3 m<sup>2</sup> (800 square feet), and the minimum area for any such space shall be 52.0 m<sup>2</sup> (560 square feet); and
  - (c) a recreational vehicle space intended to be occupied by two vehicles, one of which is a recreational vehicle, shall have an area of not less than 93 m<sup>2</sup> (1,000 square feet)."
- and
2. Substitute therefor -
  - "(b) the minimum area for recreational vehicle spaces intended to be occupied only by motorized or self-propelled vehicles shall be 52.0 m<sup>2</sup> (560 square feet);
  - (c) the minimum area for recreational vehicle spaces intended to be occupied by two vehicles, one of which is a recreational vehicle, shall be 93 m<sup>2</sup> (1,000 square feet); and
  - (d) the average area of all recreational vehicle spaces within a recreational vehicle park shall not be less than 74.3 m<sup>2</sup> (800 square feet)."

Respectfully submitted,

Alderman V.V. Stusiak  
Chairman

Alderman A.H. Emmott  
Member

Alderman Egon Nikolaj  
Member