

ITEM 7
MANAGER'S REPORT NO. 39
COUNCIL MEETING 86/06/16

RE: REZONING REFERENCE NO. 44/86
GAGLARDI WAY ROAD ALLOWANCE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1986 JUNE 03

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #44/86
GAGLARDI WAY ROAD ALLOWANCE

FROM: A2 SMALL HOLDINGS DISTRICT
TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON THE P10 DISTRICT GUIDELINES)

ADDRESS: Portion of Gaglardi Way Road Allowance
(SEE ATTACHED SKETCHES)

=====

RECOMMENDATION:

1. THAT Council authorize the Planning & Building Inspection Department to work with the applicant towards a suitable plan of development in accordance with the terms outlined in Section 5.0 of this report, to include resolution of the concerns of the Chief Public Health Inspector and to be the subject of a further report to Council.

REPORT

1.0 GENERAL INFORMATION:

1.1 Applicant:

Burnaby Cariboo R.V. Park Inc.,
8765 Cariboo Place,
Burnaby, B.C.,
V3N 4T2

1.2 Subject:

Application for the rezoning of:

Portion of Gaglardi Way Road Allowance

From: A2 Small Holdings District
To: CD Comprehensive Development
District (based on the P10 District
Guidelines).

1.3 Address:

Portion of Gaglardi Way Road Allowance

1.4 Location:

The subject site is located on the south side of Government Street and north of the Brunette River immediately east of the Gaglardi Way overpass (see attached sketch).

1.5 Size:

The site is irregular in shape with an area of approximately 6,540 m² (1.6 acres).

1.6 Services:

The Director Engineering will be requested to provide all relevant servicing information.

1.7 Rezoning Purpose:

The purpose of the proposed rezoning bylaw amendment is to expand the existing recreational vehicle park.

2.0 SITE OBSERVATIONS:

The subject site is presently vacant with a paved road which provides access to the adjacent recreational vehicle park. The Gaglardi Way overpass is located to the west, the recreational vehicle park to the east and Cariboo Place and the Brunette River to the south. The Burlington Northern Railway tracks and Government Street are located to the north. Vehicular access to the site is from Cariboo Place.

3.0 BACKGROUND INFORMATION:

On 1985 November 04 Council gave Final Adoption to Rezoning Reference #52/85 which involved the development of a recreational vehicle park on the former Love's Kennels property (see attached sketch). That site is now zoned CD Comprehensive Development District based on the P10 Recreational Vehicle Park District and the RV facility is presently operational.

4.0 GENERAL COMMENTS:

- 4.1 The subject site is presently owned by Her Majesty the Queen under the jurisdiction of the Ministry of Transportation & Highways and forms part of the Gaglardi Way Road Allowance which in this vicinity is approximately 100 meters wide and accommodates an elevated roadway. The subject site occupies the flat easterly portion of this road allowance and is surplus to the area requirements of the elevated road.
- 4.2 The subject site is presently zoned A2 Small Holdings District and requires rezoning to the CD Comprehensive Development District based on the P10 Recreational Vehicle Park District in order to accommodate the proposed expansion.
- 4.3 The applicant proposes to expand the existing recreational vehicle park facility onto the subject site to include a parking lot facility for storage trailers, small boat trailers and small towed cars, another parking area to accommodate late arrival RV's, and finally a tenting area with associated parking stalls. The tenting area is intended to be located within the extreme northerly portion of the site with the parking areas and driving aisles occupying the remainder. Appropriate landscaping and screening adjacent to the parking areas must be provided. The expansion area should also be provided with appropriate physical security measures to control access and use etc.

4.4 The Chief Public Health Inspector has examined the subject expansion proposal on a preliminary basis and has outlined the following areas of concern relating to environmental control:

- a) The provision of waste disposal including cooking waste in the proposed tenting area.
 - b) The provision of adequate sanitary facilities for the tenting area and the adequacy of existing facilities to serve additional users.
 - c) The provision of controls to ensure the parking areas do not become overnight recreational vehicle spaces without sanitary or waste disposal facilities.
 - d) The provision for control and treatment of storm wastes.
- 4.5 The Planning & Building Inspection Department considers that the subject proposal to expand the parking facilities for late arrival vehicles and for supplementary vehicles associated with occupants of the RV Park has merit in view of the operational requirements of the facility. It is understood that these additional parking facilities are warranted by demand evidenced to date, and that they will be offered as a service for registered park patrons, with no charge for the service. Appropriate landscaping and screening of these parking areas for visual separation and control purposes would be provided as part of a suitable plan of development.

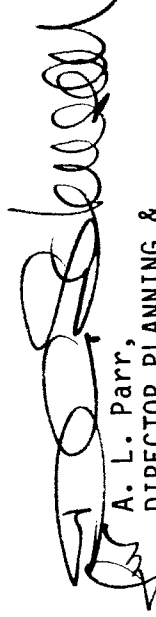
However, this Department considers the proposed tenting component to be inappropriate at this location given the extremely unfavourable environmental conditions associated with the northerly portion of the site. In this regard, the Burlington Northern Railway tracks are located to the immediate north of the proposed tenting area and the Gagliardi Way overpass is located to the immediate west. The considerable noise, pollution, disruption, etc. generated by these two facilities create an unacceptable environment for tenting.

Additionally the introduction of a tenting area at this location would produce an unattractive cluttered appearance adjacent the Gagliardi Way arterial route. An element such as this would appear unsightly and unplanned, altogether inconsistent with the quality image that was sought in the design worked out for the RV park itself through the Comprehensive Development process.

This Department appreciates the demand and desire for providing tenting activities associated with guests occupying recreational vehicles in the existing RV Park. Such activities can be more appropriately accommodated within the RV spaces themselves, which include a landscaped area adjacent to the recreational vehicle pad.

5.0 CONCLUSION:

In view of the foregoing information, this Department supports the proposed RV park expansion as described with the exception of the proposed tenting component due to the environmental concerns outlined above. It is therefore recommended that Council authorize the Planning & Building Inspection Department to work with the applicant towards a suitable plan of development which excludes the tenting component and reflects the resolution of all concerns as outlined by the Chief Public Health Inspector. This will form the subject of a further Council report as soon as possible.


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

RZ #44/86

ITEM 7
MANAGER'S REPORT NO. 39
COUNCIL MEETING 86/06/16

April 15th, 1986

Hls Worship the Mayor and Members of Council
the Corporation of the District of Burnaby,
4949 Canada Way,
Burnaby, B.C.

Dear Sir,

We respectfully submit our application for re-zoning of the front, adjacent area, as per attached map, for an extension to Burnaby Cariboo RV Park Inc. situated at 8765 Cariboo Place, Burnaby, B.C.

We now have well in excess of 20,000 bookings and the following has become very obvious:

We are receiving a large number of requests for parking for tow-cars (small vehicles that are towed behind motorhomes or 5th wheel trailers). The demand exceeds the parking area and perimeter spaces in the approved plan. Further requests for parking for storage trailers (towed behind vans or motorhomes), the occasional small boat trailer, etc. further complicates the situation.

Perimeter spaces were created for towed units, such as trailers, and the demand seems adequate to use these spaces to capacity.

In addition a fair percentage of our customers have indicated late arrival (after 9:00 P.M.) and our investigation of other RV Parks has convinced us we require a late arrival area to accommodate them. This prevents excessive traffic during quiet time in the park.

Although we do not promote tenting, note our name - Burnaby Cariboo RV Park - there are considerable requests for tenting where one unit is a motorhome and is accompanied by a second traveling partner (or more) that is tenting. It is also quite common for a family to use the motorhome but the children sleep in a tent. In a sense of fairness to these travelers, we feel that we should provide a small tenting area with appropriate parking stalls.

We therefore attach the proposed plan to enable us to meet these obvious needs and make a more complete RV facility.

Planning Department has expressed concern as to placement of the tenting area in proximity to the railroad due to possible noise factor for users of the area.

ITEM

7

MANAGER'S REPORT NO.

39

COUNCIL MEETING

86/06/16

We feel confident that with a six foot high earth buffer, complete with cedar fencing on top, between the tenting area and railroad, this factor could be reduced to an acceptable level.

This addition to the park would, of course, be landscaped to conform with the present facility.

Looking forward to your favourable response to the enclosed proposal.

Yours truly,

BIRNBEY CARIBOO RV PARK INC.,

Ben Van Dyk.

ITEM 7
MANAGER'S REPORT NO. 39
COUNCIL MEETING 86/06/16

M5

R1

P3

PLAN 19143

28760

EX. 9604

REM. 2 8160
(P5) 6980

PLAN 12311

(P2)
+ CD

GOVERNMENT ST. 1940

B.M.P.

R1

GAGLIARDI WAY 80956372

EXISTING R.V. SITE

CD

8728 +
B

A2

A2

BRUNETTE RIVER

A2

PLAN 17411

P3

A2

PLAN

9851

9401

9402

9403

9404

9405

9406

Date

1986 JUNE

Scale

1:2000

Drawn By



Burnaby Planning Department



REZONING REFERENCE #44/86