

ITEM 16
MANAGER'S REPORT NO. 11
COUNCIL MEETING 91/02/18

TO: MUNICIPAL MANAGER

1991 February 13

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

Our File: O2.240
Section 6.17

SUBJECT: STORAGE OF RECREATIONAL VEHICLES AND
BOATS IN RESIDENTIAL (R) DISTRICTS

PURPOSE: To propose an amendment to the Burnaby Zoning Bylaw relating to the storage of recreational vehicles and pleasure boats in the Residential (R1 - R5, R9) Districts.

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RECOMMENDATIONS:

1. THAT Council authorize the Municipal Solicitor to prepare a bylaw amending the Burnaby Zoning Bylaw to permit the parking of one recreational vehicle and one pleasure boat in the open in the R1 - R5 and R9 Residential Districts, provided that
 - a. the maximum combined length does not exceed 12.0 metres (39.37 feet);
 - b. for lots with one street frontage and for corner lots, no parking is located in the area between the front lot line and the dwelling, nor within the required side yards, nor be located closer than 1.2 metres (3.94 feet) to the side lot lines in the rear yard;
 - c. for through lots, no parking is permitted in the required front yards or required side yards, nor in the area between the required front yard and the face of the dwelling oriented to the street from which the dwelling is addressed;
 - d. on a corner lot or through lot, the parking must be screened by compact evergreen planting at least 1.8 metres (5.91 feet) in height to visually obscure the view from the closest abutting street;
 - e. parking is subject to the vision clearance provisions of Section 6.13 of the Bylaw pertaining to street and lane corners;
 - f. if there is no physical access to both the rear and side yard, either one recreational vehicle or one pleasure boat not exceeding 6 metres (19.69 feet) in length may be located
 - . on the front driveway: not less than 1.2 metres (3.94 feet) from the side lot lines and not less than 1.8 metres (5.91 feet) from the front lot line; and must be screened by compact evergreen planting at least 1.8 metres (5.91 feet) in height to visually obscure the view from any abutting property, subject to the vision clearance provisions of Section 6.13 of the Burnaby Zoning Bylaw; or

to the side of the front driveway: not less than 1.2 metres (3.94 feet) from the side lot lines and not less than 1.8 metres (5.91 feet) from the front lot line; and must be screened by compact evergreen planting at least 1.8 metres (5.91 feet) in height to visually obscure the view from any abutting property and from the abutting street, subject to the vision clearance provisions of Section 6.13 of the Burnaby Zoning Bylaw;

2. THAT Council authorize the bylaw to be forwarded to First Reading on 1991 March 04 and to a Public Hearing on 1991 March 26 at 7:30 p.m.

R E P O R T

1.0 BACKGROUND

The purpose of this report is to review Section 6.17 of the Zoning Bylaw which pertains to the parking or storage of commercial vehicles, trucks, trailers, boats or equipment in the R1 - R5 and R9 Residential Districts.

The parking of any vehicle on the street for more than twenty-four hours is prohibited by the Street and Traffic Bylaw. Further, the Bylaw prohibits the parking of a vehicle over 3,628.8 kg. (8,000 lbs.) gross weight, a trailer, mobile home unit or camper detached from a vehicle for more than two hours between 1 a.m. and 6 a.m.

Furthermore, Section 6.17 of the Zoning Bylaw states that:

"No commercial vehicle, truck, bus, contractors equipment, dismantled or wrecked automobile, boat, trailer or similar vehicle, conveyance, craft or equipment shall be parked or stored in the open in any R or RM District, except the following which may be parked or stored in the rear yard only:

- (1) One truck or commercial vehicle not exceeding 4500 kg GVW (9920.631 lbs. GVW).
- (2) Trucks, commercial vehicles or equipment required for the construction, repair, servicing or maintenance of the premises.
- (3) Any dismantled or wrecked vehicle for a period of not more than 30 successive days.
- (4) One boat or vessel not exceeding a length of 6.0 m (19.69 feet).
- (5) One trailer not exceeding a length of 6.0 m (19.69 feet)."

The parking that is permitted under this regulation does not specifically refer to recreational vehicles which are more broadly defined to include campers, travel trailers, motor homes, converted buses or other vehicles and tent trailers.

Contrary to this zoning regulation, many large recreational vehicles over 6 metres in length are being parked on lots in the single family and two family residential districts (R1 - R5 and R9). As well, there are recreational vehicles and boats unlawfully parked in front of houses. This report addresses these problems.

As background information, a report was submitted to Council on 1990 July 09 providing a discussion on recreational vehicle parking in the Multiple Family Residential (RM) Districts. It recommended that parking for recreational vehicles not be required, although it could be provided voluntarily by the developer. Council referred the report to the Housing and Civic Development Committee for further review. At its meeting on 1990 September 25, the Committee referred the report back to staff to determine under what conditions mini-storage yards might provide increased parking spaces in Burnaby for large recreational vehicles. A report on this subject will be submitted to the Committee shortly.

2.0 RESEARCH FINDINGS

2.1 Types of Recreational Vehicles

A review of a 1990 Canadian recreational vehicle catalogue indicates that many motorhomes and travel trailers in today's standards exceed 6.0 metres (19.69 feet) in length and are up to about 2.1 metres (7 feet) in interior height (see pictures in Attachment A):

Type of Recreational Vehicle	Length	Interior Height
Motorhomes:		
Class A	between 24 and 40 feet	up to 7 feet
Class B (vans)	between 15 and 20 feet	up to 6.5 feet
Class C	between 20 and 28 feet	up to 7 feet
Travel trailers	between 13 and 35 feet	up to 6.5 feet
Tent trailers	between 10 and 16 feet	up to 6.7 feet
Camper units *	between 10 and 14 feet	up to 6.5 feet
Fifth wheels	between 21 and 40 feet	up to 7 feet

* excluding truck.

Source: RV Guide, 1990.

2.2 Recreational Vehicles in Burnaby

Many residents in Burnaby are owners of boats and recreational vehicles (i.e., travel and tent trailers, truck campers, and motorhomes). According to statistics from the Motor Vehicle Department, there were 8,108 recreational vehicles registered to owners in Burnaby in December 1989. Of this number, 4,151 were licenced to be driven. Some of these vehicles may be stored outside of Burnaby.

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Type of Vehicle	Registered	* Licenced
. boat trailers	3,268	1,619
. tent trailers	789	400
. camper trailers	156	55
. travel trailers	1,655	866
. holiday trailers	67	26
. motorhomes	2,173	1,185
TOTAL	<u>8,108</u>	<u>4,151</u>

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* These vehicles are registered, but are not necessarily licenced to be driven. New vehicles on dealers' lots are not registered until they are sold.

Source: Motor Vehicle Department.

Within a randomly selected 8 to 10 block radius of Rumble Street and McKay Avenue in South Burnaby, a windshield survey in July 1990 indicated that there were as many as 60 recreational vehicles exceeding 6.0 metres in length. Given this situation, there is a need to evaluate whether an amendment to Section 6.17 of the Zoning Bylaw is appropriate.

2.3 Regulations in Other Municipalities

In a survey of nine other Greater Vancouver municipalities, the findings indicate that Burnaby's parking regulation for recreation vehicles on residential property is the most restrictive.

Municipality	Parking Regulation
Vancouver	Discretionary approval: boats or vehicles as may be approved by the Director of Planning where he considers that they will not have an unduly detrimental effect on the site or adjacent properties
Coquitlam	Permitted: house trailers, boat trailers or boats not exceeding 7.6 metres (24.93 feet) in length; motor vehicles not exceeding 4,500 kg. GVW
Port Coquitlam	Trailers or boats exceeding 7.6 metres must be parked within a building or underground. Permitted: one boat or vessel not exceeding a length of 8 metres (26.24 feet); one trailer not exceeding a length of 8 metres (26.24 feet)

City of North Vancouver	Permitted: house trailers, boat trailers or boats to a maximum combined length of 40 feet (12.19 metres) may be parked in any open space to the rear of the front face of a principal building
District of North Vancouver	Permitted: one recreation vehicle and/or one or more private pleasure boats may be parked within a building or in any open space behind all walls of a residential building that face a street; they may be parked anywhere on a lot between April 1 and November 1 if they are in active use; no length restriction.
Delta	Permitted: one vehicle or utility trailer less than 4500 kg. GVW and one pleasure boat
Surrey	No restrictions
Richmond	No restrictions
New Westminster	No restrictions

3.0 PARKING ISSUES

3.1 Aesthetics

Presently, the Zoning Bylaw permits the parking of trailers and boats in the rear yard only to minimize their aesthetic impact on neighbouring residents and on the streetscape. However, many houses, particularly those in newer subdivisions, do not have vehicular access to the rear yard.

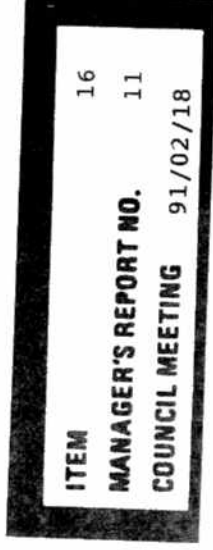
To lessen the aesthetic impact of storing large vehicles, the City of North Vancouver and the District of North Vancouver requires that trailers and boats be parked behind the front face of a residential building. In Coquitlam, house trailers, boat trailers or boats which exceed 7.6 metres (24.93 feet) in length must be within a completely enclosed building or underground.

3.2 Safety

From a safety viewpoint, the Chief Fire Prevention Officer has indicated that large recreational vehicles parked on a residential lot should not create a significant increase in fire hazard.

3.3 Front Driveway Crossings

A change in the bylaw to allow larger vehicles to the rear and to the side of houses may result in requests from homeowners for the construction of a wider driveway crossing or perhaps an additional crossing. A driveway crossing application would be reviewed by the Engineering Department, which would also construct the crossing. The cost would be paid by the property owner.



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4.0 PROPOSED TEXT AMENDMENT

It is proposed that an amendment be made to the Zoning Bylaw pertaining to the storage of recreational vehicles and boats in the Residential (R1 - R5 and R9) Districts for the following reasons:

Within Burnaby, there are approximately 8,100 registered recreational vehicles (but not necessarily stored in the municipality). Many are greater than 6 metres in length, reflecting manufacturing trends and consumer preferences for larger vehicles. Given this situation, it would be impractical to enforce the current zoning regulation which does not reflect the standards of recreational vehicles today.

The Licence Department has only a small number of complaints on file (about 25) since January 1989, indicating that either parking of large vehicles and boats on residential lots has not been a significant problem or that many residents are not aware of the size restriction.

Currently, Burnaby has the most restrictive regulation compared to nine other Greater Vancouver municipalities.

It is the view of staff that recreational vehicle parking needs can be accommodated in a manner that maintains neighbourliness.

Based on this review, it is proposed that one recreational vehicle and one pleasure boat may be parked in the open in the R1 - R5 and R9 Residential Districts, as described below.

4.1 Properties with Access to the Rear or Side Yard:

The following regulations (as shown on Attachment C) apply to properties with access to the rear or side yard for the parking of a recreational vehicle and/or boat.

- a. The maximum combined length must not exceed 12.0 metres (39.37 feet). This length is equivalent to the sum of the current zoning regulations that allow for one trailer of up to 6.0 metres and one boat of up to 6.0 metres. It would permit the lawful parking of larger recreational vehicles (i.e., over 6.0 metres) which are already parked on many residential lots, contrary to the Zoning Bylaw.
- b. For lots with one street frontage and for corner lots, no parking is to be located in the area between the front lot line and the dwelling, nor within the required side yards, nor be closer than 1.2 metres (3.94 feet) from the side lot lines in the rear yard in order to maintain an adequate strip of open space between adjacent lots. The side yard setbacks are shown in Attachment B and reflect no changes from the current bylaw.

- c. For through lots, no parking is permitted within the required front yards or required side yards, nor in the area between the required front yard and the face of the dwelling oriented to the street from which the dwelling is addressed.
- d. On a corner lot or through lot, the parking must be screened by compact evergreen planting at least 1.8 metres (5.91 feet) in height to visually obscure the view from the closest abutting street.
- e. The parking is subject to the vision clearance provisions of Section 6.13 of the Zoning Bylaw. This section states, in part, that within a defined triangular area at a street corner or lane corner,
".... no fence, wall or structure... shall be erected to a greater height than 1 metre (3.28 feet) and no hedge, shrub, tree or other growth shall be maintained or allowed to grow so as to obstruct vision clearance..."

4.2 Properties Without Access to the Rear and Side Yard:

It is recognized that there are properties where physical access to both the rear yard and side yard by a recreational vehicle or boat does not exist, particularly in some of the newer subdivisions where there are no back lanes. Therefore, under this situation only, it is proposed that special consideration be given to allow parking in front of the dwelling (see Attachment D). In order to minimize the visual impact of such parking, the conditions are as follows:

If there is no physical access to both the rear and side yard, either one recreational vehicle or one pleasure boat not exceeding 6 metres (19.69 feet) in length may be located

- a. on the front driveway: not less than 1.2 metres (3.94 feet) from the side lot lines and not less than 1.8 metres (5.91 feet) from the front lot line; and must be screened by compact evergreen planting at least 1.8 metres (5.91 feet) in height to visually obscure the view from any abutting property; or
- b. to the side of the front driveway: not less than 1.2 metres (3.94 feet) from the side lot lines and not less than 1.8 metres (5.91 feet) from the front lot line; and must be screened by compact evergreen planting at least 1.8 metres (5.91 feet) in height to visually obscure the view from any abutting property and from the abutting street, subject to the vision clearance provisions of Section 6.13.

These regulations, illustrated in Attachment D, are aimed towards achieving a balance between aesthetic considerations and adopting a more liberal stance in accommodating larger vehicles.

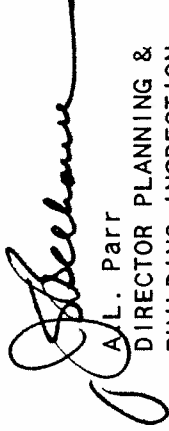
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Recreational vehicles and boats over 6 metres in length would not be permitted in front of the house. If there is no access to the rear and side yard, they must be parked at an alternate location. As mentioned earlier, staff is determining the conditions under which mini-storage yards would provide parking spaces in Burnaby for recreational vehicles.

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5.0 CONCLUSION

In proposing this text amendment to the Zoning Bylaw, careful consideration was given to the desire of owners to park their vehicle and/or boat on their property for reasons related to convenience and cost, and to the desire to minimize the aesthetic impacts of such parking on neighbours and on the streetscape. This amendment would update the Bylaw in terms of allowing for the parking of larger recreational vehicles and/or boats that are already commonly found throughout Burnaby.


A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

ALP.
SL/db

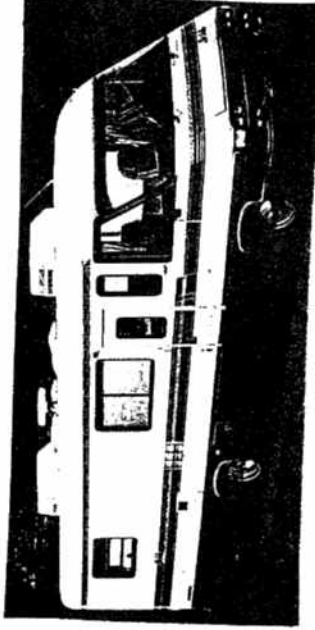
Attachs: 2

cc: Municipal Solicitor
Chief Licence Inspector
Director Engineering
Chief Fire Prevention Officer

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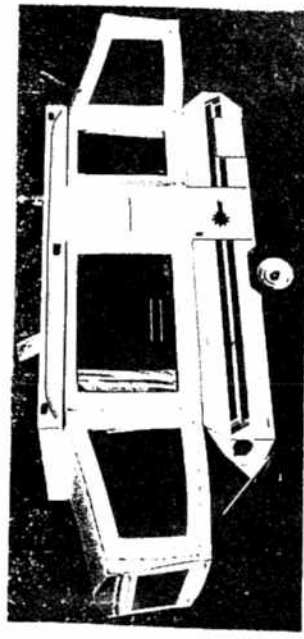
Attachment A

Class A Motorhome

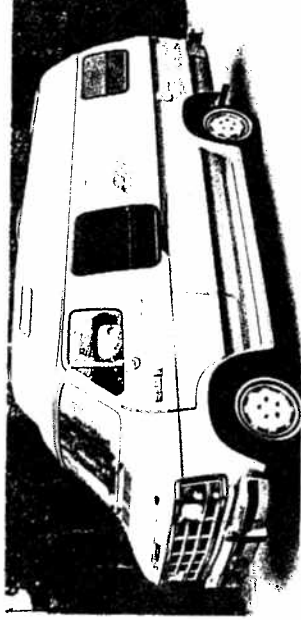


TENT TRAILER

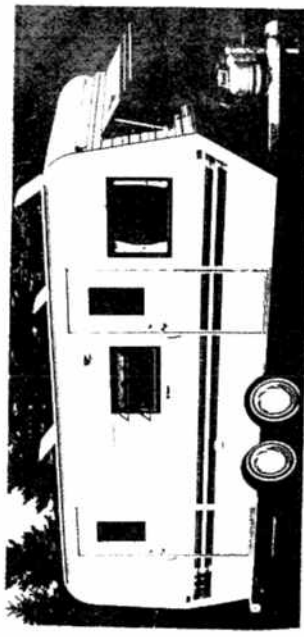
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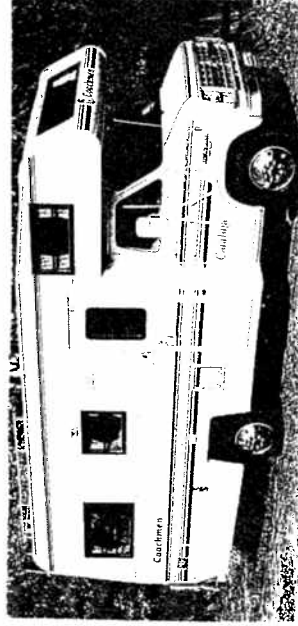
Class B Motorhome



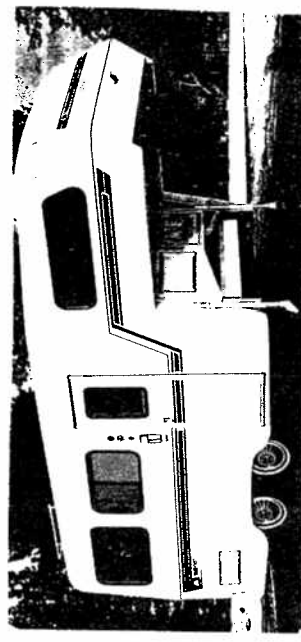
TRAVEL TRAILER



Class C Motorhome



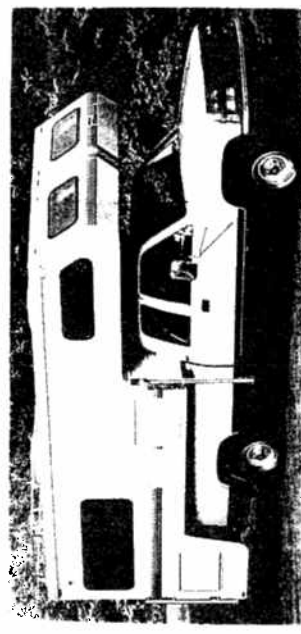
FIFTH WHEEL



Type of Recreational Vehicle	Length	Interior Height
Motorhomes:		
Class A	between 24 and 40 feet	up to 7 feet
Class B (vans)	between 15 and 20 feet	up to 6.5 feet
Class C	between 20 and 28 feet	up to 7 feet
Travel trailers	between 13 and 35 feet	up to 6.5 feet
Tent trailers	between 10 and 16 feet	up to 6.7 feet
Camper units *	between 10 and 14 feet	up to 6.5 feet
Fifth wheels	between 21 and 40 feet	up to 7 feet

* Excluding truck
 Source: RV Guide, 1990.

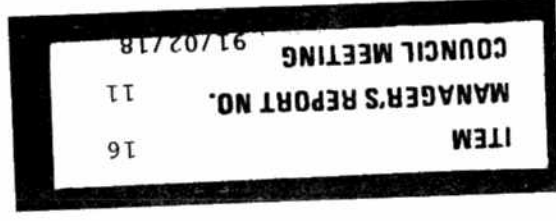
TRUCK CAMPER



Attachment B

SIDE YARD REQUIREMENTS IN THE RESIDENTIAL (R) DISTRICTS

District	Least Side Yard Required	Other Side Yard Required
R1	2.4 metres (7.87 feet)	3.1 metres (10.17 feet) minimum
R1 corner lot	2.4 metres (7.87 feet)	4.5 metres (14.76 feet) – minimum side yard flanking street
R2, R4	1.5 metres (4.92 feet)	2.0 metres (6.56 feet) minimum
R2, R4 corner lot	1.5 metres (4.92 feet)	3.5 metres (11.48 feet) – minimum side yard flanking street
R3, R5	1.5 metres (4.92 feet)	1.5 metres (4.92 feet) minimum
R3, R5 corner lot	1.5 metres (4.92 feet)	3.0 metres (9.84 feet) – minimum side yard flanking street
R4, R5 small lot	1.22 metres (4.00 feet)	1.22 metres (4.00 feet) minimum
R4, R5 small corner lot	1.22 metres (4.00 feet)	1.83 metres (6.00 feet) – minimum side yard flanking street
R9	1.2 metres (3.94 feet)	1.2 metres (3.94 feet) minimum
R9 corner lot	1.2 metres (3.94 feet)	2.4 metres (7.87 feet) – minimum side yard flanking street
R9 lot less than 40 feet in width	10% of lot width, but not less than .90 metres (2.95 feet)	10% of lot width, but not less than .90 metres (2.95 feet) – minimum
R9 lot less than 40 feet in width on corner lot	10% of lot width, but not less than .90 metres (2.95 feet)	1.8 metres (5.91 feet) – minimum side yard flanking street

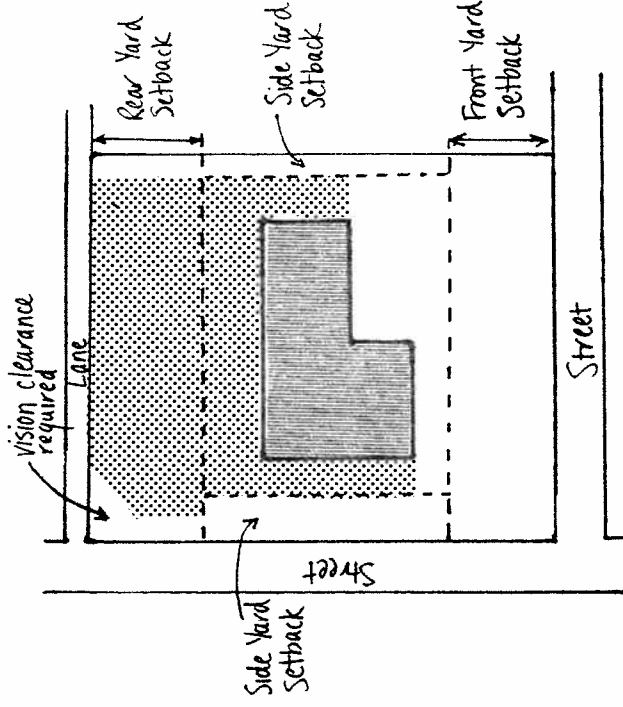


Attachment C

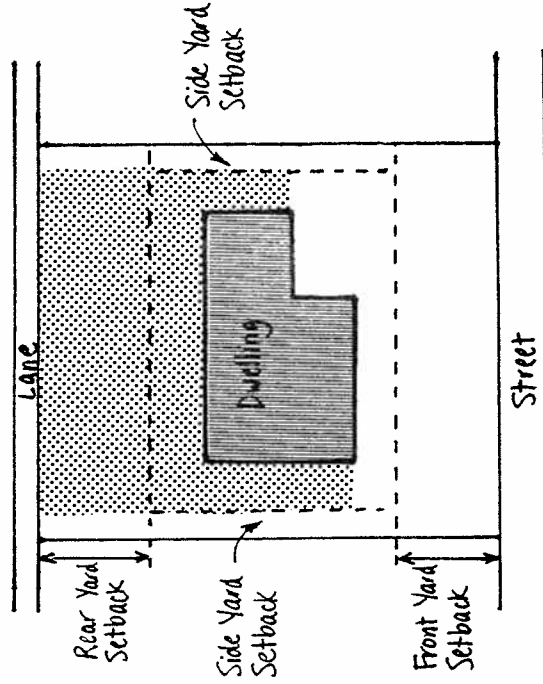
PARKING FOR PROPERTIES WITH ACCESS TO THE REAR OR SIDE YARD

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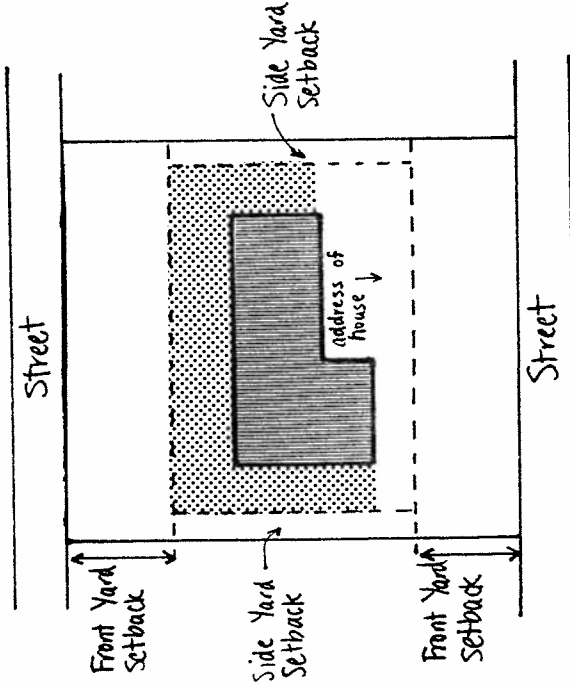
CORNER LOT --- TWO STREET FRONTAGES



ONE STREET FRONTAGE



THROUGH LOT --- TWO STREET FRONTAGES



Parking permitted:

- one recreational vehicle and/or one pleasure boat, up to a maximum combined length of 12.0 metres (39.37 feet)



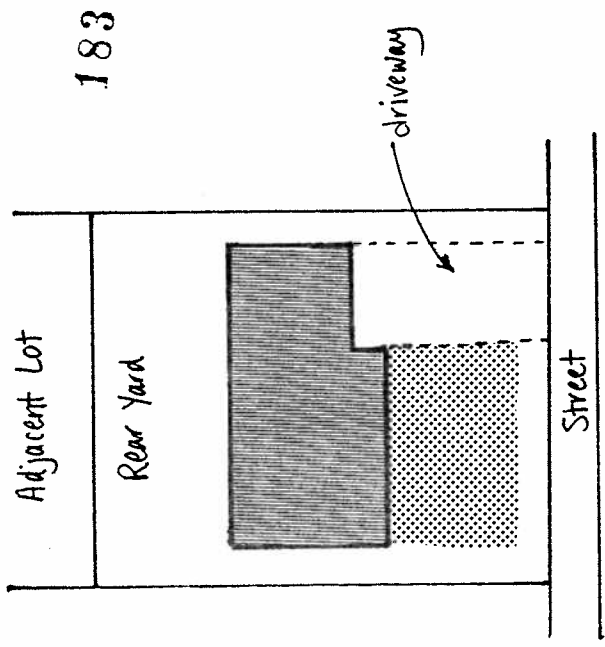
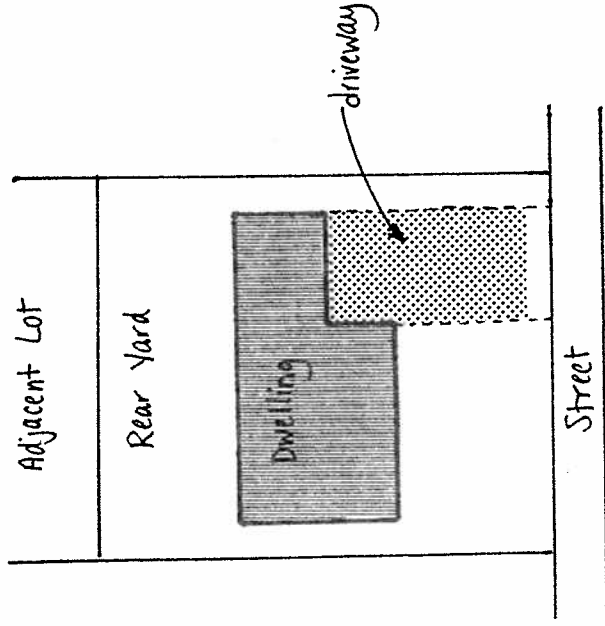
No parking permitted:

- within the area between the front lot line and the dwelling for lots with one street frontage and for corner lots
- for through lots: within the required front yards and in the area between the required front yard and the face of the dwelling oriented to the street from which the dwelling is addressed
- within the required side yards
 - closer than 1.2 metres (3.94 feet) to the side lot lines in the rear yards
- within the vision clearance area (as per Section 6.13 of Zoning Bylaw)

Attachment D

PARKING FOR PROPERTIES WITH NO ACCESS TO THE REAR AND SIDE YARD

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Parking permitted: one recreational vehicle or one pleasure boat not exceeding 6 metres (19.69 feet) in length

Parking on driveway:

- . not closer than 1.2 metres to side lot lines
- . not closer than 1.8 metres to front lot line
- . must be screened by compact evergreen planting at least 1.8 metres in height to visually obscure the view from any abutting property

OR

Parking to the side of driveway:

- . not closer than 1.2 metres to side lot lines
- . not closer than 1.8 metres to front lot line
- . must be screened by compact evergreen planting at least 1.8 metres in height to visually obscure the view from any abutting property and from the abutting street

NOT TO SCALE