

THE CORPORATION OF THE DISTRICT OF BURNABY

HOUSING COMMITTEE

HIS WORSHIP, THE MAYOR  
AND ALDERMEN

RE: MULTIPLE FAMILY DEVELOPMENTS - RECREATIONAL VEHICLE PARKING  
REQUIREMENTS

RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

"1.0 BACKGROUND INFORMATION:

1.1 At its meeting on 1990 July 09, Council considered a report on parking standards for multiple family developments at which time, the following recommendation was referred to the Housing Committee for further consideration:

'That large parking spaces for recreational vehicles in multiple family developments not be required in the Burnaby Zoning Bylaw.'

1.2 At its meeting on 1990 September 25, the Housing and Civic Development Committee referred the above referenced recommendation back to staff for further examination. Staff were requested to investigate the availability of recreational vehicle storage facilities for Burnaby residents living in multiple family developments. The availability of such storage facilities would provide an alternative to ticketing individuals who have parked their vehicles on the street or requiring such storage spaces within the multiple family zoning regulations.

2.0 GENERAL INFORMATION:

- 2.1 The Burnaby Zoning Bylaw permits the storage of recreational vehicles outside of a building within the M3 Heavy Industrial District as a "storage yard." The storage of recreational vehicles is also permitted within the M1, M2, M3, M4, and M5 Industrial Districts as a general storage activity provided that it is stored inside a completely enclosed building. Mini-warehouse developments which are utilized to store residential, recreational, or commercial oriented goods which could include recreational vehicles are also permitted within the M1, M2, and M3 Industrial Districts but very specifically require all goods be stored within a completely enclosed building.
- 2.2 As outlined in a previous report on this matter, a recent parking survey of residents living in multiple family developments indicated that only about 3% of these residents owned recreational vehicles with the majority storing their vehicles in regular parking spaces within the development or in mini-storage yards. Only about 1% of these residents owned the larger type of recreational vehicles that require relatively larger spaces for storage purposes.

INTERNAL DISTRIBUTION:

AGENDA - 1992 MAY 04  
COPY - ACTING MUNICIPAL MANAGER  
- DIRECTOR PLANNING AND BUILDING

### 3.0 GENERAL DISCUSSION:

- 3.1 At the present time, there are a few facilities in Burnaby that provide storage space for large recreational vehicles. There are two mini-warehouse facilities that provide a limited number of outside storage space for the larger vehicles. Such facilities exist as either an illegal or nonconforming use. While there are numerous other storage facilities located in Burnaby, the majority are utilized primarily for household or commercial goods that are stored within an enclosed and fully secured building. These facilities are not conducive for storing large recreational vehicles since the building area required for such use and associated rental rates are prohibitive. A recent rezoning application to develop a mini-storage facility under the M1 District regulations reflects this situation where the proposal does not include any storage units that would accommodate a large recreational vehicle.
- 3.2 The availability of storage facilities for the larger recreational vehicles is greater in the more suburban Municipalities of the Lower Mainland. There are numerous mini-storage facilities located in Richmond, Coquitlam, Surrey, Delta and Langley. Many of these facilities provide abundant outdoor space to store large recreational vehicles at competitive and reasonable prices. Seasonal storage is also available in many Municipalities. There are also a number of recreational vehicle sales businesses in these Municipalities that provide on-site secured outside storage facilities as part of their business.
- 3.3 The more urbanized and developed Municipalities such as Vancouver, Burnaby, North and West Vancouver generally do not have many storage facilities for large recreational vehicles. The land required for such low intensity use is generally more scarce and too expensive to be used for this use which does not generate sufficient income to justify itself. In most cases, land in Burnaby and the other more dense Municipalities is developed more intensively to generate greater income than would be provided by recreational vehicle storage. Zoning regulations in the more urbanized Municipalities tend to be more restrictive and in many cases prohibitive. As outlined above, Burnaby's Zoning Bylaw restricts outside storage in all industrial districts with the exception of M3 and requires that the site be provided with appropriate high quality visual screening. As a result, outside storage uses of this type have for the most part located where land is more abundant, less expensive and where the zoning standards are lower.
- 3.4 There are lands in Burnaby that are presently undeveloped and could be utilized for the outside storage of recreational vehicles. The majority of these lands are privately owned and would require rezoning in most instances. At the present time, the Municipality has received an application to rezone land on Byrne Road to develop outside storage facilities which will include large recreation vehicles. Alternatively, the Municipality has the option of making a portion of its own land holdings available for such use subject to sale or lease by public tender. Since rezoning would likely be required, a detailed examination of the proposed use of the land and its impact on the surrounding area would have to be taken into consideration. In the majority of cases, this type of use would represent an underutilization of land and could present some potential visual liabilities to adjacent developments.

4.0 CONCLUSION:

- 4.1 Outdoor storage facilities for large recreational vehicles are available to Burnaby residents living in multiple family developments. Although there are presently few facilities located in Burnaby, there are numerous facilities located in other nearby Municipalities that offer relative convenience and competitive rental rates. The more urban and intensively developed Municipalities such as Burnaby and Vancouver are generally not conducive to the establishment of such storage facilities due to the relatively higher land values and the corresponding required rate of return on investment that would limit the economic viability of the use. In addition, the Zoning Bylaw regulates the zoning districts that permit this type of use and where it is permitted and maintains a high quality development standard which together tend to limit the viability for establishing such activities. The opportunity for finding storage space within an enclosed building is also not generally a realistic alternative in most inner Municipalities in view of the rental rates that would be charged. The opportunity for making Municipal land available for this type of storage use is limited and in most cases would require rezoning. In most cases, such use would not represent an appropriate and effective utilization of Municipal land.
- 4.2 From a safety and design perspective, there are problems with providing on-site storage facilities for large recreation vehicles in multiple family developments. Since many of the vehicles are equipped with open propane systems for stoves, etc., underground parking of the vehicles is not recommended since it would be difficult to fight a fire under such circumstances. As a result, recreation vehicle storage would be located in on-site surface parking areas where it would be unsightly and obtrusive in a high density residential setting. Such storage would also result in the loss of valuable space that would otherwise be used for amenity areas and landscaping.
- 4.3 In view of the foregoing, the opportunities that are available in neighbouring Municipalities to conveniently and economically store large recreational vehicles outdoors, and the relatively small number of residents of multiple family developments who require such storage, it has been recommended that the Housing Committee advise Council that it would be inappropriate to require multiple family developments to provide facilities to store large recreational vehicles on site."

Respectfully submitted,

Alderman L.A. Rankin  
Chairman

Alderman C. Redman  
Member

Alderman J. Young  
Member

