

**TO:** CITY MANAGER

2002 October 23

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: PREVIOUS DELEGATION REGARDING RECYCLING DEPOT AT  
3984 KITCHENER STREET**

**PURPOSE:** To respond to the delegation to Council regarding the activities and traffic related to the uses at 3984 Kitchener Street.

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**RECOMMENDATION:**

1. **THAT** a copy of this report be sent to Mr. Roy Hunter, 3995 Kitchener Street, Burnaby, B.C. V5C 3L9.

**R E P O R T**

On 2002 September 9 Council received a delegation from Mr. Roy Hunter regarding the recycling depot activities at 3984 Kitchener Street. Mr. Hunter, who lives across Kitchener Street at 3995 Kitchener Street, (see **attached** sketch) expressed concerns about the property use, parking related to the recycling depot in front of his property, noise and the inclusion of razor wire on top of a fence proposed for the front yard of the site.

Council also received a delegation from Mr. Hunter in June 1997, a staff report in response to the complaints in November 1997 and correspondence from a law firm representing Mr. Hunter in March 2000, at which time staff indicated that they would review the present situation and pursue enforcement to help remedy his concerns.

The November 1997 Council report was comprehensive in nature and addressed the history of the site and area, zoning, business licensing, and the parking problem. As of Mr. Hunter's delegation this September, much of the context in terms of the zoning and businesses involved remains the same as when Mr. Hunter appeared before Council in 1997. The property at 3984 Kitchener Street is zoned M3 Heavy Industrial District and the existing building was built in 1961. It has housed a number of businesses, including automotive repair and the manufacturing and wholesaling of truck parts, shoes and kitchen cabinets. As of 1996, the premises have been utilized concurrently as a recycling depot for bottles and cans, a collection centre for waste paint and as a site for vending machine storage. All of these uses are permitted under the M3 Heavy Industrial District zoning regulations.

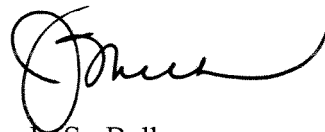
With regard to the fence, on 2002 September 5, the Board of Variance approved the construction of 7 foot 4 inch solid fence, where the Zoning Bylaw permits a fence to be erected within a required front yard up to 1m (3.28 ft.) in height. The fence includes an anti-climbing guard, which the applicant indicated will be four strands of barbed wire rather than the coiled razor wire. The fence is to be erected for security reasons and will be partially screened with appropriate landscaping.

Our understanding is that Mr. Hunter's principal complaint is traffic and vehicles parking in front of his driveway. Traffic Bylaw Enforcement staff advise that since Council received correspondence regarding this issue in March 2000, they initiated an enforcement strategy of visiting the site regularly and issuing tickets when violations are observed. Bylaw Enforcement staff indicated that numerous tickets have been issued over the years for illegal parking, but that few complaints have been received from Mr. Hunter. Mr. Hunter acknowledges that Bylaw Enforcement staff cannot be on site continuously.

In late September, a letter was received from the Product Care Association advising that the Kitchener Bottle Depot and the collection centre for waste paint is closed and is being relocated. It has been confirmed through a site visit that the bottle and paint depot operation has vacated the subject site.

Staff have discussed the situation with Mr. Hunter who advises that the relocation of the bottle depot is a step in the right direction, but that he cannot say that the situation is totally satisfactory yet.

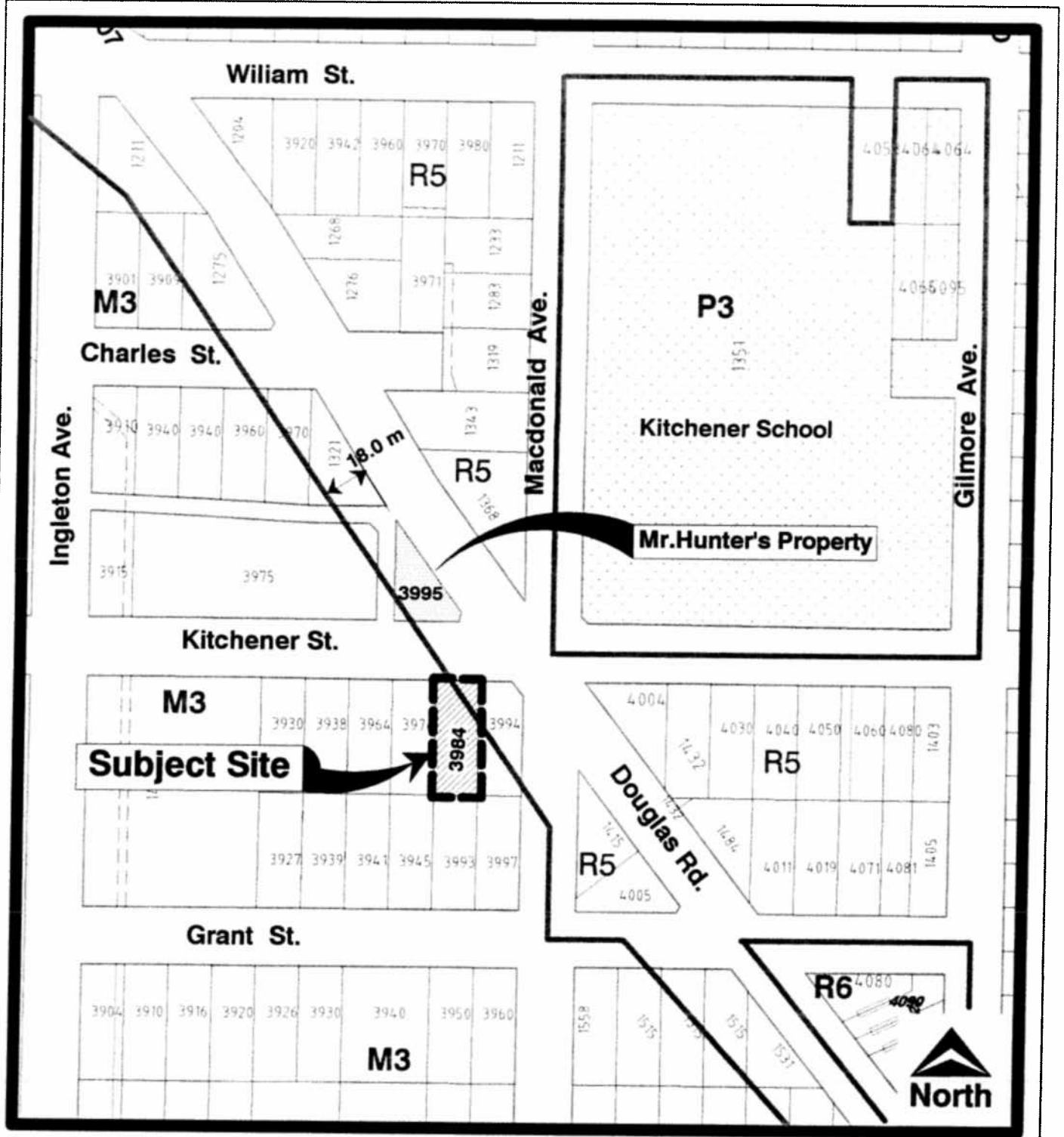
The relocation of the bottle depot and collection centre for waste paint should result in some improvement in the situation, including noise and nuisance concerns. Bylaw Enforcement staff will continue to monitor the parking in this block. Mr. Hunter is also encouraged to contact Bylaw Enforcement staff directly regarding parking violations.



J. S. Belhouse  
Director Planning and Building

BW:gk  
Attachment

cc: Director Engineering  
Chief Licence Inspector



## Planning and Building Department

Scale: 1 = 2000

Drawn By: J.P.C.

Date: October 2002

### 3984 Kitchen St.

Sketch # 1

