

TO : CITY MANAGER 2003 January 13
FROM : DIRECTOR PLANNING AND BUILDING
SUBJECT : 5577 BYRNE ROAD
 PRELIMINARY PLAN APPROVAL # 02-392
 PRELIMINARY PLAN APPROVAL #02-407
 OUTDOOR STORAGE YARDS
Byrne Road and Marine Way Development Plan
PURPOSE: To inform Council of two applications for Preliminary Plan Approval within the Byrne Road and Marine Way Development Plan.

RECOMMENDATION :

1. **THAT** this report be received for information purposes.

REPORT

The Planning and Building Department has received two applications for Preliminary Plan Approval, PPA #02-392 and PPA#02-407 under the prevailing M3 zoning for outside storage yard uses on the north end of 5577 Byrne Road (see *attached* Sketch #1). On the easterly portion the proposal is for a bark mulch supply company with a temporary office trailer. The remaining 80 ft. to the rear of the property is a proposed vehicle impoundment facility with an ancillary office in the existing building. The proposed uses are consistent with the prevailing M3 Heavy Industrial zoning for the property.

Both storage yards for these uses are required under zoning to be screened by solid fencing of 7.87 ft. in height and the front yard is to be fully landscaped. In addition, the surface of the storage yard is to be maintained in a manner that is durable and dust free and drained so as to properly dispose of all surface water. The tow yard is to be for impoundment of operable vehicles only, and not for use as a wrecking or junk yard.

The proposed uses, although intended to extend to the rear property line, are still beyond the 30m setback requirement from the top of bank of Byrne Creek. As such, review through the City's Environment Review Committee process is not required for the establishment of these uses. In reviewing the property, however, staff have noted an encroachment of fill material, debris and

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industrial use on to a portion of the adjacent park land that contains Byrne Creek. Staff have initiated the process to have this encroachment and any arising contamination issues addressed by the property owner.

The subject developments are, however, not in accordance with the prevailing Commercial Precinct Development Plan approved by Council under the Byrne Road and Marine Way Development Plan adopted by Council 2002 May 13th (see *attached* Sketch #2). The subject site is intended for future redevelopment for suburban office and hotel and accessory/ancillary uses.

Although the developments are not consistent with the site's commercial designation, the owner has indicated that the two tenants for the proposed uses are on a short term lease of 36 months. In addition, staff note that the scale of development and proposed investment in improvements are not expected to impede the future redevelopment of the lot consistent with the guide plan designation. As such, the uses can be viewed as interim pending redevelopment. It is also recognized that the uses are permitted under the prevailing M3 District zoning.

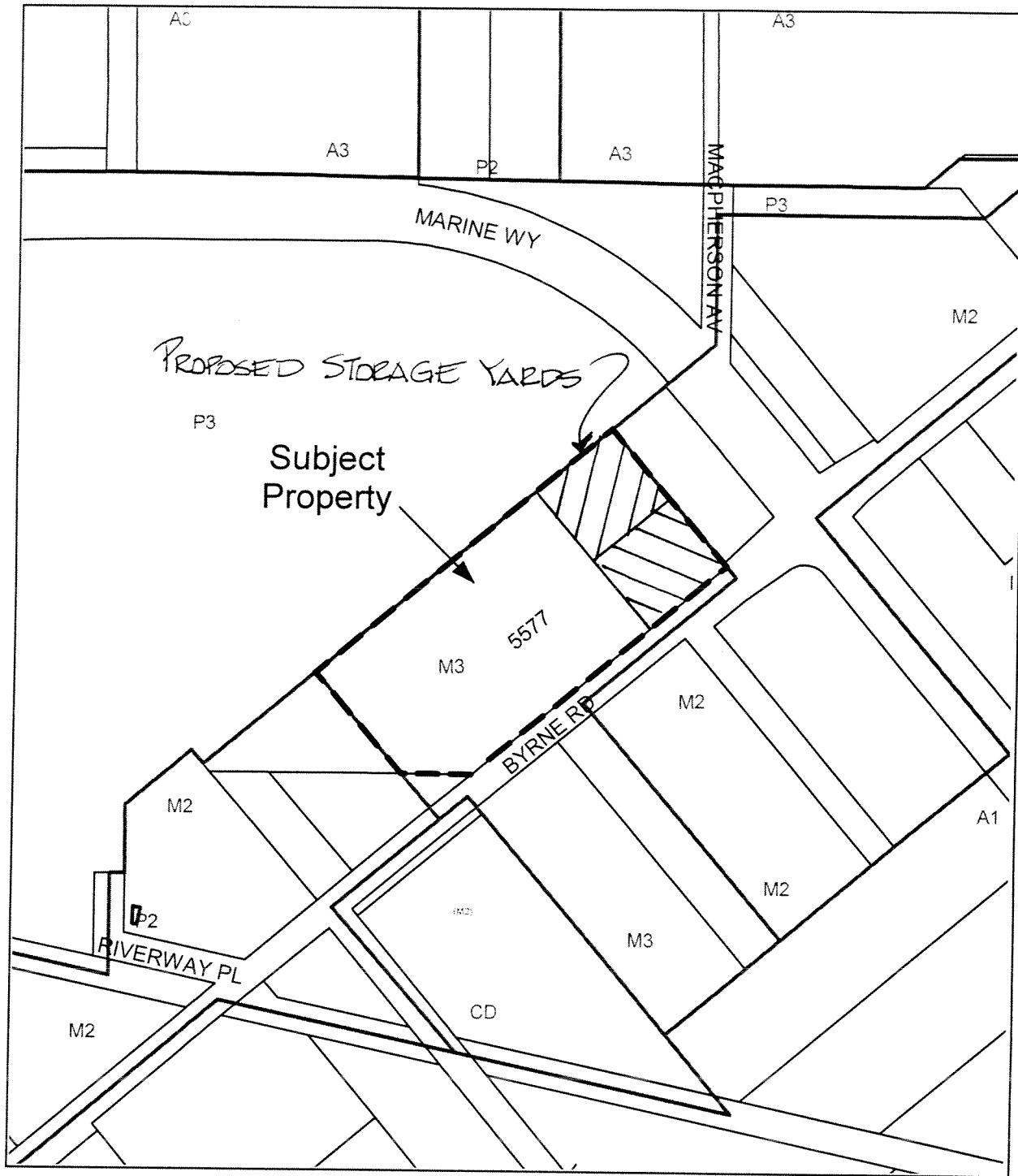
Unless otherwise directed by Council, the subject Preliminary Plan Approval applications will continue to be processed and approved once all usual requirements are met.



J. S. Belhouse
Director Planning and Building

LP/PJA/dbh
Atts.

cc: Chief Building Inspector
Chief Licence Inspector



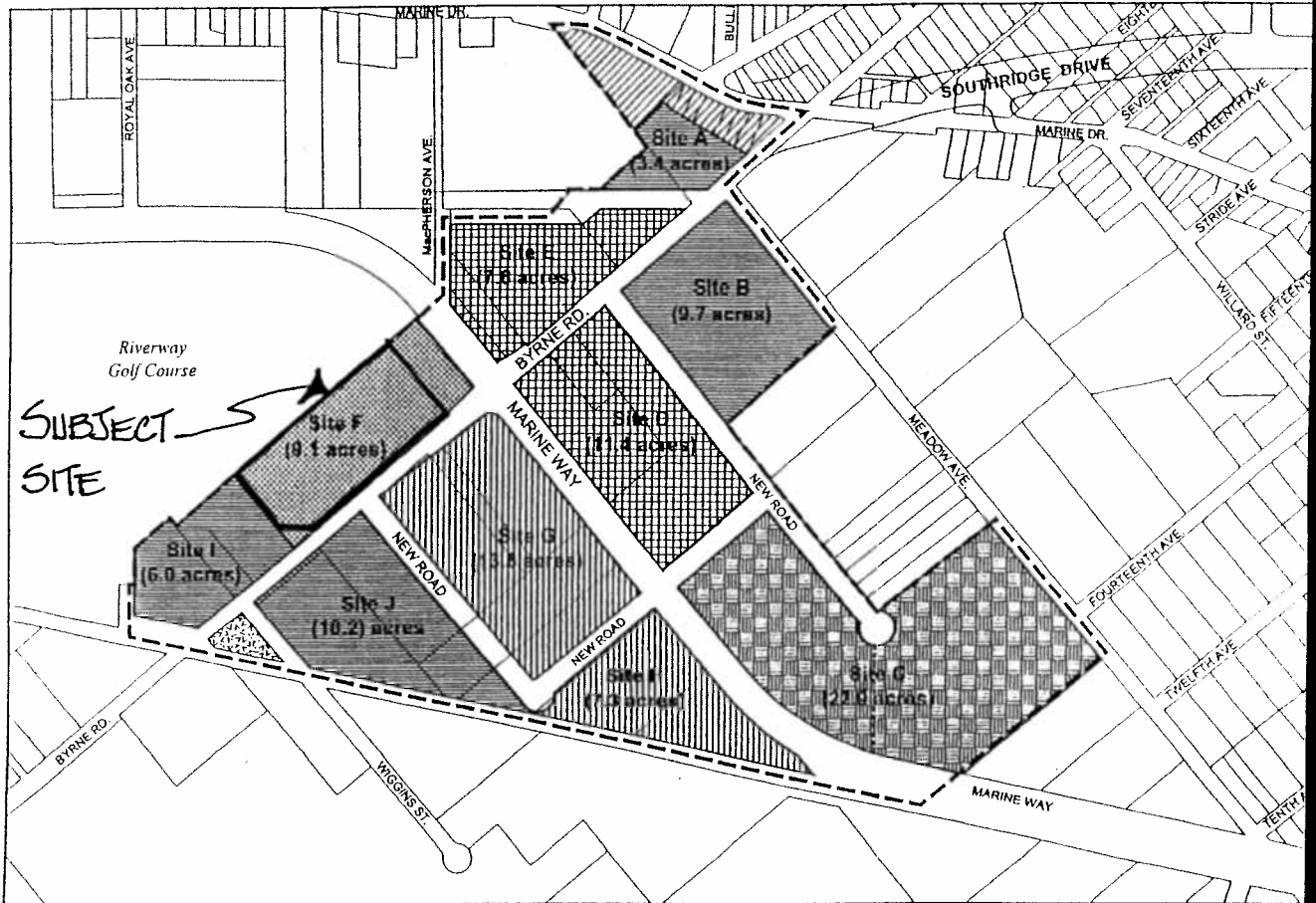
City of
Burnaby

Planning and Building Department

Sketch #1
5577 Byrne Road



1:4000



BIG BEND DEVELOPMENT PLAN
Land Use Designations

- Primary Mixed Use Commercial Centre
- Large Scale Retail
- Suburban Office/Compatible Light Industrial
- Local Commercial
- Mixed Large/Medium Scale Retail/Suburban Office
- Motor Hotel/Ancillary Uses/Suburban Office
- Civic Use (Potential Fire Hall)



Planning And Building Department

Scale: NTS

Drawn By:

Date:

Sketch #2

5577 BYRNE ROAD