

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT,

R.Z. Ref. #34/71

May 20, 1971.

Mr. Melvin J. Shelley.
MUNICIPAL MANAGER.

Dear Sir:

Re: STRIDE AVENUE AREA: PROPOSED REZONING.

The Stride Avenue Area, as referred to in the 1967 report, covers approximately 260 acres in the southeastern portion of the Municipality. The four sub-areas, which have been designated for purposes of analysis are shown on the accompanying map. These are as follows:

- A - (42.60 acres) - The area extending from the 19th - 20th Avenue Diversion to the B. C. Hydro rail right-of-way.
- B - (21.25 acres) - The sector between the B. C. Hydro rail right-of-way and Mission Avenue.
- C - (129.99 acres) - The area located between Mission Avenue and Marine Drive.
- D - (70.13 acres) - The section which extends from Marine Drive to the projected alignment of the relocated route to the south.

The Council, on July 30, 1970, adopted the recommendations of the Stride Avenue Area Review report which included the designation of Sub-areas "A" and "B" for industrial use and the future development of the bulk of the sector between Mission Avenue and Marine Drive for residential purposes. A further proposal of the report involved the establishment of a park buffer between the two contrasting land use areas.

Negotiations have been recently conducted between Burnaby and the B. C. Hydro and Power Authority concerning a proposed land exchange involving Corporation - owned properties in Sub-areas "A" and "B" and B. C. Hydro holdings in other parts of the Municipality, including the Cariboo Road Land Assembly area.

In order to implement the land exchange and provide B. C. Hydro with the authority to proceed with industrial development at an early date, the rezoning of Sub-areas "A" and "B", between 20th St., and Mission Avenue and the B. C. Hydro Railway (as shown on the attached sketch), to the M2 (General Industrial) District category is proposed.

RECOMMENDATION

It is recommended, that the rezoning from R5 Residential to M2 Industrial be based on the general principles outlined in the recommendations for Sub-areas "A" and "B" in the Stride Avenue Area Study, and made subject to the following conditions:

- (1) The acquisition and removal of the six existing houses located within the area, by the B. C. Hydro and Power Authority.

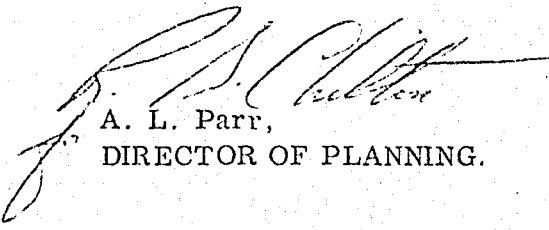
Municipal Manager,
Director of Planning.

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- (2) The assembly and consolidation of the existing properties, including the present undeveloped road allowances, and the resubdivision of the area into suitably sized sites for industrial development.
- (3) The preparation by B. C. Hydro of a suitable plan for the development of Sub-areas "A" and "B".
- (4) The provision of the necessary road, water, sanitary and storm sewer services to Municipal standards by the B. C. Hydro and Power Authority.

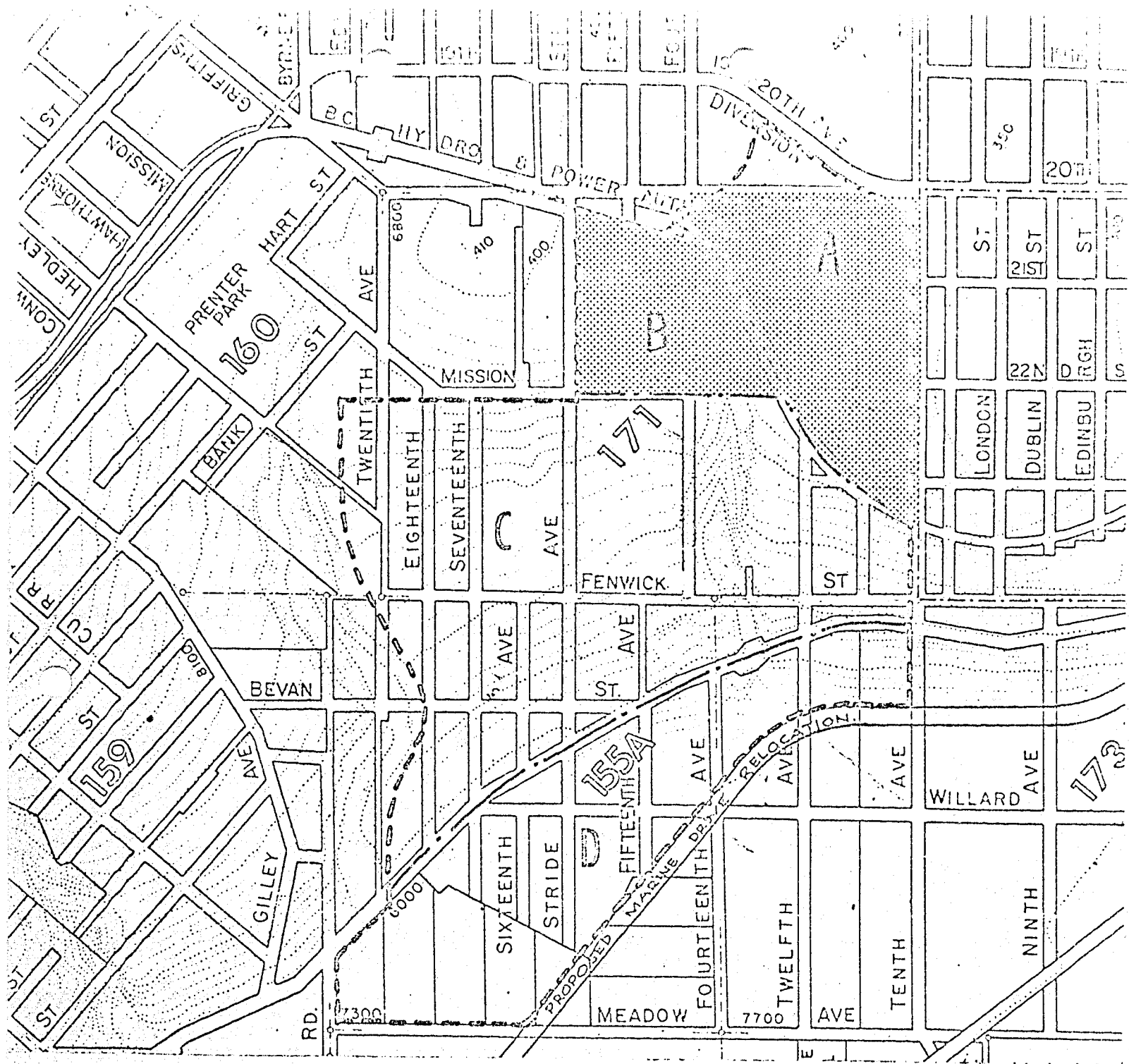
Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

RBC:ew

att.

c.c. Chief Building Inspector
Municipal Clerk
Municipal Engineer
Land Agent
Senior Planner



STRIDE AVENUE AREA

SUB AREAS

Proposed Area for Rezoning 

PREPARED BY

DATE