

ITEM 24
MANAGER'S REPORT NO. 47
COUNCIL MEETING July 26/71

24. Re: Big Bend Area Study.

Following is a progress report dated July 22, 1971, from the Planning Director regarding the above.

The Manager concurs with the recommendations of the Planner with respect to the development proposals covered by items 1 to 4, 8 and 9. With respect to items 5 and 6, we really do not have a municipal purpose in mind so it is felt that the exchange only should be considered. With respect to item 7, we have a municipal purpose (golf course) but there also may be other alternatives available to that of purchase.

RECOMMENDATION:

THAT the Council approve of the recommendations of the Planner with respect to items 1 to 4, 8 and 9; and
THAT the Council authorize the exploring of the alternatives recommended for items 5, 6, and 7, with a further report to be made to Council in due course on these items.

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PLANNING DEPARTMENT
22 JULY, 1971

MR. MELVIN J. SHELLEY
MUNICIPAL MANAGER

DEAR SIR:

RE: BIG BEND AREA STUDY:
PROGRAM OF MEETINGS AND OUTSTANDING PRELIMINARY PLAN
APPROVAL APPLICATIONS

A. BACKGROUND:

The Council, on 13 July 1971, deferred detailed consideration of the Big Bend Area Study - Interim Report, until their meeting of 26 July 1971, at which time consideration would also be given to all outstanding applications for Preliminary Plan Approval for the development of land in the area. It was understood as well, that the Planning Department would endeavour to meet with representatives of interested groups in the area in order to survey reactions to the proposals advanced in the Interim Report.

The following report will as requested, report on the tentative program of meetings arranged to date and make specific recommendations concerning the outstanding applications for Preliminary Plan Approval that have been submitted for the area. In this regard, the basis for these recommendations will be stated in order to receive confirmation of the validity of the previously endorsed major goals for the area in question.

B. PROGRAM OF MEETINGS

As outlined at the Council meeting of 13 July 1971, the Planning Department intends to sponsor a series of meetings with various groups interested in the proposed land use areas. The intent is twofold: first, to explain the rationale behind the concepts contained in the Interim Report; and secondly, and more important, to receive inputs and feedback from these groups in order to broaden the planning base on which to make more specific conclusions with respect to this area.

Mr. Melvin J. Shelley
Municipal Manager

22 July, 1971

Re: Big Bend Study (contd.)

B. In preparation for these meetings, the following agencies, groups or individuals have indicated their willingness to take part in such discussions:

- 1) Mr. D. Fisher, Canadian Department of Agriculture.
- 2) Mr. T. Lum, B.C. Farm Association.
- 3) Mr. J. McKeowan, Industrial Development Commission of Gt. Vancouver.
- 4) Mr. R. Henkin, Greater Vancouver Regional District.
- 5) Mr. G. Bowes, B.C. Hydro, Industrial Development Office.
- 6) Mr. T. Lyne, C.N.R. Industrial Development Branch.
- 7) Mr. B. Marr, Water Investigations Branch, Victoria.
- 8) Mr. M. Elston, B.C. Department of Highways, Victoria.
- 9) Burnaby Parks and Recreation Commission.
- 10) Burnaby Chamber of Commerce.
- 11) North Fraser Harbour Commission.
- 12) South Slope Residents - to arrange for spokesman or delegation,
Mrs. D. Taylor, 5291 Ewart Street.
Mrs. G. Young, 5175 Marine Drive.

a) Completed Meetings

Under the sponsorship of the Burnaby Chamber of Commerce, a meeting was held on 19 July 1971, at which, representatives of the Planning Department were asked to make a presentation concerning the Big Bend Area. There followed a good exchange of views and opinions on the various proposals to date, and it is understood that as a result of this meeting, the Chamber will be making a submission to Council outlining possible alternative schemes for the area.

b) Scheduled Meetings

The following meetings have been arranged to discuss various aspects of the proposals as outlined in the Interim Report:

- 1) On 22 July 1971, with Mr. G. Bowes,
B.C. Hydro, Industrial Development Office.
- 2) On 23 July 1971, with Mr. R. Henkin,
Greater Vancouver Regional District,
and
Mr. J. McKeowan,
Greater Vancouver Industrial Development Commission.
- 3) On 26 July 1971, with Mr. T. Lum,
B.C. Farm Association,
and
Mr. D. Fisher,
Canadian Department of Agriculture.
- 4) On 28 July 1971, (a.m.) with Mr. T. Lyne,
C.N.R. Industrial Development Branch.
- 5) On 28 July 1971, (p.m.) with Mr. M. Elston,
Senior Planning Engineer, B.C. Department of Highways.
- 6) On 29 July 1971, with the Burnaby Parks and Recreation Commission.

At the time of writing, arrangements are also being made to schedule meetings with:

- 1) Representatives from the South Slope residents.

In this regard, a letter has been forwarded to those South Slope residents who have previously expressed interest in the area, advising them that they have an opportunity to meet with the Planning Department to present their views. A copy of this letter is attached for Council's records.

Mr. Melvin J. Shelley
Municipal Manager

-3-

ITEM 24
MANAGER'S REPORT NO. 47
COUNCIL MEETING July 26/71
22 July, 1971

Re: Big Bend Study (contd.)

- 2) Representative, North Fraser Harbour Commission.

Summaries of the various attitudes and desires expressed at each of these meetings will be kept in order that they may be made readily available to Council upon request.

C. CURRENT DEVELOPMENT PROPOSALS:

a) Introductory Comments

Normally, in the course of preparing the development goals for such a large area as the Big Bend, the approach to the problem is deductive. This implies a progressive firming up, from concepts to plans, from general land use areas to specific rezonings, or from transportation corridors to surveyed rights-of-way. The more specific proposals found in the conclusions of a study are generally based upon principles of a more general nature adopted in the past.

A deterrent to this general approach in the present study, it seems, are the immediate answers required for the immediate problems of the developers in the area. Unfortunately, the Municipality does not have the authority to hold current development proposals in abeyance within a development area until the completion of an adopted plan without resorting to a blanket rezoning approach that could be premature. As a result, Council on several occasions has requested recommendations concerning applications for Preliminary Plan Approval received for the area.

If the meeting with the Chamber of Commerce is an indication, the scheduled forums mentioned previously, will be beneficial as a broad input source which conceivably could alter portions of the proposed land use areas outlined in the Interim Report.

Therefore, in preparing the recommendations, consideration was given to each application as to:

- 1) its strategic importance and the possible effect it may have on the flexibility of the existing proposal as shown on Map A, and
- 2) its conformation to the goals and recommendations as outlined in the Preliminary and Interim Reports.

b) Current P.P.A. Applications, Big Bend Area (as shown on attached map)

1. Proposed Warehousing Project
P.P.A. #1509-North-West corner of Byrne Road and Mandeville Avenue
(Lots 164 and 165. D. L. 165)

a) Background:

An application for approval of a multi-unit rental warehousing project consisting ultimately of four buildings, with a single building proposed for the first stage. Council directed deferment of this proposal on 28 June, 1971.

b) Comments:

The use would clearly be permitted under the present zoning, and the site is within the broad area proposed for continual industrial use in the Big Bend Study. The reason for holding this application in abeyance was due to a possible conflict with the location of the industrial collector road which has been shown looping to the south in the vicinity of the Mandeville Avenue right-of-way.

Mr. Melvin J. Shelley
Municipal Manager

-4-

22 July, 1971

Re: Big Bend Study (contd.)

C. b) 1. P.P.A. #1509 (contd.)

c) Recommendation:

Would recommend approval of the proposed first stage of this development (one building) only at this time, in view of the flexible character of the road location. It is suggested, however, that the building be sited in the northeasterly portion of the property - away from the Mandeville Avenue right-of-way, which could provide a logical route for the proposed road in this area.

2. Streiling Lumber Industries
P.P.A. #1455 - 5300 Byrne Road

a) Background:

This proposal involves the addition of a lumber storage building to an existing industrial operation. Deferral of this particular application was directed by the Council on 3 May, 1971.

b) Comments:

This particular use is already established and the proposed addition is of a type that would be unlikely to have a detrimental effect on the surrounding area. Further, the location of the property in relation to Byrne Road and the railway would seem to suggest its suitability for continued industrial use.

c) Recommendation:

Would recommend approval of this application.

3. Proposed Office Building for Existing Industry
P.P.A. #1518 - 5450 Byrne Road

(Lot 2. exc. E99 ft. D.L.155B. Plan 1248)

a) Background:

An application for development of a new office building for an existing wood lath producing plant. This application was held in abeyance on the instructions of the Council on 28 June, 1971.

b) Comments:

Approvals in recent years have allowed expansion and modernization of other production facilities on the site, and the proposed building is a part of the owner's overall program of site improvement. The present M3 zoning would permit the proposed office building addition which would likely enhance, rather than detract from the general appearance of the site.

c) Recommendation:

Would recommend Council authorization for the processing of this preliminary plan approval application.

4. Change of Use of Existing Warehouse Building - to
Manufacturing of Wood Box-spring Frames

P.P.A. #1552 - 4961 Byrne Road

(Lot 160. D.L.165. Plan 1050)

a) Background:

Past approvals have been granted for industrial development on the subject property, for uses related to box-spring and mattress materials storage and limited manufacturing. One of the buildings which had been approved for warehouse use was in fact used as a manufacturing plant, and accordingly, the owner was instructed to renew his application for the actual use. The present application, therefore, seeks approval of a use which was established some time ago, related to the principal operation of the firm. This application has not been previously dealt with by Council.

Mr. Melvin J. Shelley
Municipal Manager

-5-

ITEM 24
MANAGER'S REPORT NO. 47
COUNCIL MEETING July 20/71

22 July, 1971

Re: Big Bend Area (contd.)

C. b) 4. P.P.A. #1552 (contd.)

b) Comments:

The site is located within the area proposed for retention of the industrial zoning which presently exists. No additional development is involved in this application, although a change of use is proposed.

c) Recommendation:

Would recommend approval of this application.

5. Dayton Storage and Towing
P.P.A. #1504 - 5689 Byrne Road

a) Background:

This proposal is for the establishment of an open storage yard for new and possibly damaged or reclaimed vehicles. Council directed deferral of this application on 31 May, 1971.

b) Comments:

This is an open storage type of use which has created much of the current opposition to industrial development in the area from the residents of the South Slope.

c) Recommendations:

Would recommend against this particular proposal. The suggested alternatives at this point of time are acquisition of the property by the Corporation, or possibly, an exchange of land.

6. Ben's Truck Parts of Canada Ltd.
P.P.A. #1488 - Byrne Road and Meadow Avenue
(Lot 23 of "B" Blk. "A". D.L. 155A. Plan 21363)

a) Background:

An application for development of a new and used truck parts importer and sales outlet. This proposal was held in abeyance at the direction of the Council on 31 May, 1971.

b) Comments:

Sales from this proposed establishment would be at the wholesale and retail level. The installation of parts and the repair of trucks would be carried on at the site. An office, warehouse and storage shed are included in the proposed plans for the development of the property. A certain amount of open storage of parts and crates would also be involved. The proposed site is approximately 300 yards south of Marine Drive and located very close to the residentially zoned strip in this area.

c) Recommendation:

This particular proposal, if made subject to certain additional requirements, might fit in with other industrial uses in the area, assuming that recognition were given to the existing industrial belt along Byrne Road. On the other hand, the proposal involves a new development and not an existing use. This factor and the strategic importance of the site in terms of the Interim Report, would suggest the desirability of preventing the implementation of the proposal at this time, either through acquisition of the site or by an exchange of land that would locate the proposed use in a more suitable area. It is hoped that the period of time required to complete such an acquisition or exchange would be sufficient to finalize the land use goals and zoning designations in this immediate area.

Mr. Melvin J. Shelley
Municipal Manager

-6-

ITEM NO.
MANAGER'S REPORT NO. 47
COUNCIL MEETING July 20/71

22 July, 1971

Re: Big Bend Area (contd.)

- C. b) 7. Pioneer Auto Salvage
Business Licence Application: P.P.A. required
4696 Marine Drive
- a) Background:
An application for a damaged vehicle storage yard.
Council directed deferment on 15 May, 1971.
- b) Comments:
This particular application involves a site that is clearly located within an area proposed for recreational/agricultural development. The type of use is particularly undesirable at the proposed location.
- c) Recommendation:
Would recommend acquisition by the Corporation as part of proposed golf course area.
8. Proposed Warehousing Project
P.P.A. #1546 - 5550 Byrne Road
(Block 3. D.L.155B. Plan 1248)
- a) Background:
This application involves two steel-clad warehouse buildings for multi-unit rental purposes, with a single building only, proposed for the first stage. This is a new application which has not yet been dealt with by Council.
- b) Comments:
The site is located within an area presently zoned M3 (Heavy Industrial) which would permit the proposed use, but within the broad area where agricultural and recreational use has been proposed. The proposal involves the introduction of a new industrial land use.
- c) Recommendations:
It is recommended that this application for Preliminary Plan Approval be deferred pending further study of land use and zoning boundary designations in the Big Bend Area.
9. Proposed Office and Ornamental Metal Fabricating Shop
P.P.A. #1533 - 5811 Byrne Road
(Lot 7. Block 6. D.L.162. Plan 7064)
- a) Background:
An application for a 5400 square feet manufacturing building and office for a fabricator of light structural steel, and iron and aluminum ornamental products. This proposal is a new application which has not yet been presented to Council.
- b) Comments:
The use would be permitted under present zoning, and the ornamental metal product aspect of the use would be considered quite light in character. However, the site is located within an area recommended for agricultural and recreational purposes and near sites on which Council has requested deferral of industrial development proposals.
- c) Recommendations:
It is recommended that this application for Preliminary Plan Approval be deferred pending further study of land use and zoning boundary designations in the Big Bend Area.

ITEM 24
MANAGER'S REPORT NO. 47
COUNCIL MEETING July 26/71

Mr. Melvin J. Shelley
Municipal Manager

-7-

22 July, 1971

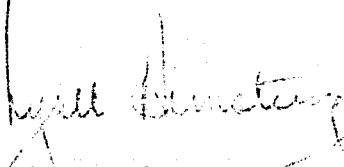
Re: Big Bend Study (contd.)

C. b) 9. P.P.A. #1533 (contd.)

d) Existing Land Use

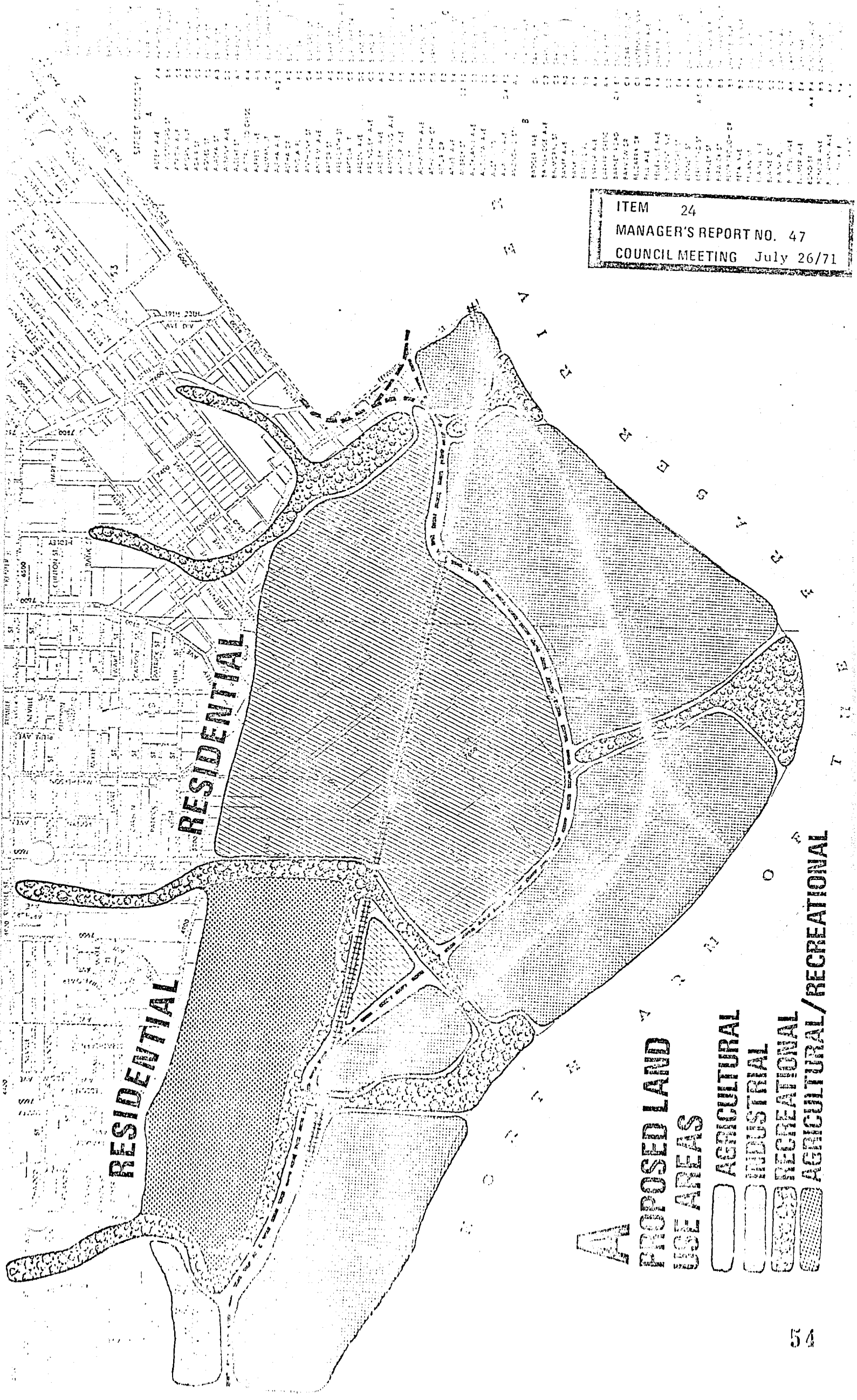
As requested by Council, two base maps illustrating detailed existing land use and the distribution of industrial firms in the Big Bend Area will be available for viewing at the Council meeting of 26 July, 1971. These maps are being presented outside this particular submission because of the size of the maps required to illustrate the necessary detail.

Respectfully submitted,

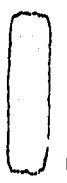
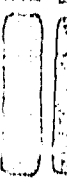



A. L. PARR
Director of Planning

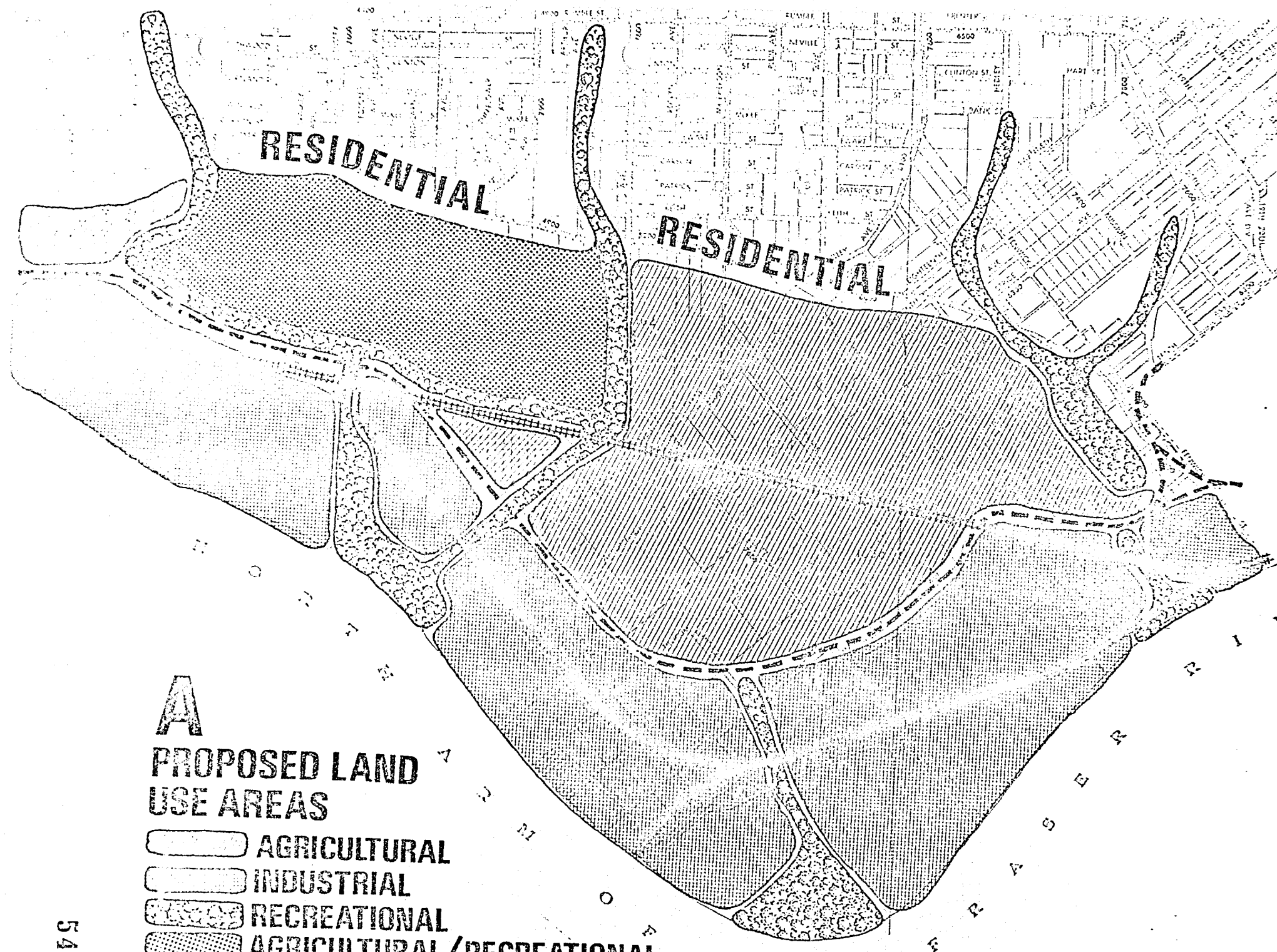
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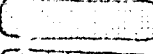
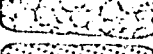

- c.c. Chief Building Inspector
- Chief Licence Inspector
- Chief Public Health Inspector
- Municipal Clerk
- Municipal Engineer
- Development Plan Technician
- Planner I



ITEM 24
 MANAGER'S REPORT NO. 47
 COUNCIL MEETING July 26/71

- A**
- PROPOSED LAND USE AREAS**
-  AGRICULTURAL
 -  INDUSTRIAL
 -  RECREATIONAL
 -  AGRICULTURAL/RECREATIONAL

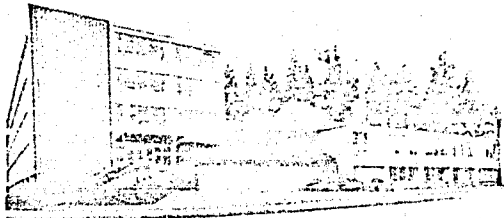


- A**
PROPOSED LAND USE AREAS
-  AGRICULTURAL
 -  INDUSTRIAL
 -  RECREATIONAL
 -  AGRICULTURAL/RECREATIONAL

ITEM 24
 MANAGER'S REPORT NO. 47
 COUNCIL MEETING July 26/71

STREET	NO.	AREA
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ITEM 24
MANAGER'S REPORT NO. 47
COUNCIL MEETING July 26/71



THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

MUNICIPAL HALL
4949 CANADA WAY,
BURNABY 2, B. C.
TELEPHONE 299-7211

Dear

Re: Big Bend Area Study

The Burnaby Planning Department in an attempt to receive as many inputs as possible in its consideration of the possible land use goals in the area known as the Big Bend (the flats area south of Marine Drive), is endeavouring to contact any group, agency or individual who has expressed an interest in the area.

Accordingly, we are forwarding this notice in order to advise that an audience with you and/or your neighbours, would be appreciated.

Our department has heard briefs from other agencies and have taken the points raised into consideration. We feel that this opportunity should be made available to individuals or unorganized persons who may wish to comment on the possible development goals for the area.

Should you feel that you wish to be heard, or alternatively, to be informed of the progress of the study of the area, please do not hesitate to contact Mr. G. Sixta or Mr. J. Belhouse of the Planning Department at 299-7211, local 325. They will be pleased to arrange a meeting with you.

Yours truly,

A. L. PARR
Director of Planning

JSB:ea