

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT,
May 27, 1971.

Our file #15.101

Mr. Melvin J. Shelley,
MUNICIPAL MANAGER.

Dear Sir:

Re: BIG BEND AREA STUDY - INTERIM REPORT.

The Council, on May 3, 1971, endorsed the recommendation that action on Preliminary Plan Approval applications be deferred, pending further study of land use and zoning boundary designations in the area. The preparation of an interim report that would include sufficient detail to permit the making of recommendations on each of these applications was requested.

The following report, which represents an intermediate phase in the Big Bend Study, provides a further examination of the land use situation in the area and advances proposals for future development. Such proposals are based on the goals and objectives recommended in the preliminary Stage 1 report, which were endorsed by the Council on April 19, 1971. These are summarized as follows:

- (1) The maintenance of the low density residential development along the south side of Marine Drive.
- (2) The preservation and further development of the major portion of the land that is presently used for agriculture, plus the addition of suitable adjoining parcels, particularly in the northern section of the area.
- (3) The retention of the existing A1 Agricultural zoned section in the easterly portion of the area.
- (4) The designation of an area south of Marine Drive and west of Royal Oak Avenue for the South Burnaby Sports Complex.
- (5) The future development of a public golf course in the area south of Marine Drive.
- (6) The designation for industrial use of the land in the vicinity of the B. C. Hydro rail line and extending south to the North Arm of the Fraser River and west to Boundary Road. The introduction of other industrial zoning categories (M2, M5 etc.) at certain appropriate locations and a reduction in the area covered by the present M3a category to reflect existing development only.
- (7) The encouraging of large scale projects in the industrial portion of the area along industrial park lines by a limited number of developers.
- (8) The provision of a continuous trail and parkway system through the area to provide access to recreational facilities and to the North Arm of the Fraser River.

PROPOSED LAND USE AREAS

The following land use designations, which are shown on the accompanying Map "A", are proposed as a basis for the preparation of a detailed plan for the area:

- (1) Residential development along the south side of Marine Drive, which recognizes the existing zoning, and provides an extension of the adjoining South Slope Residential District.
- (2) Agriculture in the northern and eastern sections of the area in recognition of existing development, which presently occupies more land than any other activity, and to provide a type of use compatible with the large residentially zoned section of the Municipality extending from the south side of Marine Drive to Imperial Street. As noted in our earlier report, the prevailing soil conditions are suitable for agriculture, particularly for intensive market gardening and nursery cultivation. The growing population and the diminishing amount of land devoted to agriculture in the Lower Mainland area are factors which should stimulate further development of this use in the Big Bend.
- (3) The recreational - agricultural use of the north-westerly section of the area that would include a sports complex and a public golf course, as recommended in the Park Sites Review report. This will meet the need for such facilities in the largely built-up southern part of the Municipality, and provide a buffer of greenery between the residential and industrial portions of the area. The provision of recreational spaces on the North Arm of the Fraser River has also been proposed, with connecting parkway links to the golf course - sports complex facilities and to the ravine park fingers on the north side of Marine Drive.
- (4) Relocated Marine Drive has been shifted to the south in order to provide a better balance between the various land use divisions and to free additional acreages of both Corporation and privately held properties in the northern portion of the area for recreational and agricultural development. The proposed route will be better located to serve its primary function as a collector road for the industrial belt which extends across the southern part of the area. Such a route will also further remove heavy industrial traffic from the South Slope Residential District and provide an effective land use boundary between the industrial and agricultural - recreational sections of the area.
- (5) The industrial area, shown on Map "A", forms part of an industrial belt which extends along the foreshore of the North Arm of the Fraser River from the westerly tip of Lulu Island to New Westminster and beyond. The Burnaby portion includes the area of good ground along the foreshore and covers approximately 900 acres of land. Existing development occupies about 165 acres, or 18.3 percent of the proposed industrial area. The unoccupied portion contains almost three times the presently developed acreage in Lake City Industrial Park.

The proposed decrease in the area devoted to industrial use will reduce considerably the undesirable scattering of industry which has occurred in the past and provide the impetus for a more rational pattern of occupancy based on an overall plan that will relate future development to a staged program of servicing.

The loop south of the B. C. Hydro rail line, which is proposed for agriculture, is presently partially developed for that purpose. This particular area, which covers approximately 300 acres, could provide space for industrial expansion over the long-range period - once the section to the south has reached an advanced stage of development.

A reduction in the area covered by M3a zoning and the introduction of other categories at certain locations were among the goals and objectives outlined in our Stage 1 report. While the designation of various zoning categories within the major land use divisions would normally form a part of the detailed plans for the area, the fact that a number of the current development proposals involve uses that would fall into the M3a classification makes necessary the

setting aside, in general terms, of an area for these uses at this stage of the study. As suggested in the Stage 1 report, it is proposed that this category should be located to reflect the area occupied by existing development. Many of the uses of this type (auto wrecking and junk yards) have concentrated in the vicinity of Meadow-Thorne and Trapp Avenues, within a section of the Municipality which is well removed from residential development and capable of being screened from the South Slope residences.

THE NEXT STEP

The broad land use areas described above and shown on Map "A" are based on the goals and objectives outlined in our Stage 1 report. These will, with the approval of the Council, form the basis for the preparation of detailed plans for the Big Bend Area. The agreed date for the submission of these plans for future development is October, 1971.

As part of the process of plan preparation and implementation, it is proposed that public participation be encouraged from groups having a direct interest in future development, including existing property owners, industrial and agricultural enterprises within the area, and the adjoining South Slope residents. The final plan should, wherever possible, reflect the views of the citizens who will be affected by it, since it will help to shape the future of the area in which they are concerned.

CURRENT DEVELOPMENT PROPOSALS

A number of applications for Preliminary Plan Approval, rezoning and subdivision in the Big Bend Area have, at the direction of Council, been held in abeyance, pending the preparation of the foregoing interim report on future land use. The following applications, which have been examined in the light of the report proposals, are being brought forward for the attention of the Council.

1. PRELIMINARY PLAN APPROVAL APPLICATIONS -

The nine outstanding applications for Preliminary Plan Approval are outlined on Map "B". Six of these were reported on previously to the Council, while the remaining three are new proposals. These include the following:

	<u>APPLICANT</u>	<u>P.P.A. #</u>	<u>PROPOSED DEVELOPMENT</u>
(1)	Centennial Auto Supply (6089 Trapp Road)	1403	Establishment of an auto wrecking yard.
(2)	A. B. C. Salvage Ltd. (Meadow Avenue, foot of Thorne Avenue)	1449	Addition of a fenced scrap yard and a building to the existing site.
(3)	Acc Auto Wrecking (6038 Trapp Road)	1470	Extension of an existing auto wrecking yard.
(4)	Lindal Cedar Homes Ltd. (8400 Willard Street)	1481	Construction of a shelter for a new gas fired heating plant for an existing dry kiln.
(5)	Meadowland Peat Ltd. (7625 Meadow Avenue)	1405	Establishment of a log sawing and storage operation for the production of firewood.

	<u>APPLICANT</u>	<u>P.P.A.#</u>	<u>PROPOSED DEVELOPMENT</u>
(6)	Strelling Lumber Industries (5300 Byrne Road)	1455	Development of a new dry lumber storage shed on the existing site.
(7)	Pioneer Auto Salvage (4696 Marine Drive)	(PPA req'd)	Establishment of a new open storage yard for insurance claim vehicles.
(8)	Owner of property at 5689 Byrne Road	1504	Establishment of a new open storage yard for new and possibly damaged or reclaimed vehicles.
(9)	Ben's Truck Parts of Canada Ltd. (Byrne Road and Meadow Avenue)	1488	Development of a new and used truck parts importer and sales outlet, including parts installation and repair.

The applications included under items (1) to (4) inclusive are located in areas that are in conformity with the land use proposals which have been advanced for the Big Bend Area. We would therefore recommend Council authorization for the processing of Preliminary Plan Approval applications 1403, 1449, 1470 and 1481.

The remaining five applications (items (5) to (9)) are not in keeping with the goals and objectives established for the area. Their continued deferral is therefore recommended, pending the rezoning of the various area designations to reflect the land use area proposals.

2. REZONING APPLICATIONS -

Action on two rezoning applications, the subject of earlier reports from this department, was deferred by the Council with the request that they be brought forward for review in conjunction with the land use proposals for the Big Bend Area.

The reports on these rezoning applications (R.Z. #50/70 and R.Z. #5/71) are attached. In the case of the former application, which proposes the rezoning of a property at Marine Drive and Greenall Avenue from R2 Residential to M3 Industrial, we would reaffirm our earlier recommendation that the existing residential zone be retained.

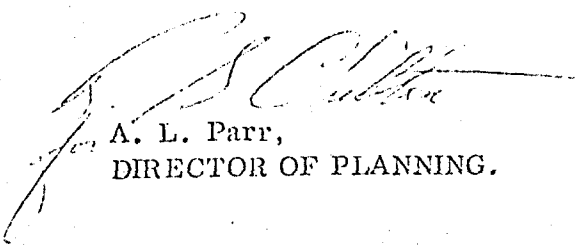
The second application (R.Z. #5/71) requests the rezoning of a parcel of land located at the southwest corner of Seventeenth Avenue and Willard Street from M3 Industrial and R5 Residential to R5 Residential. This rezoning would conform with the Big Bend Study Area proposal for the maintenance of the low density residential development along the south side of Marine Drive with the boundary of the residential area reflected, wherever possible, by the existing subdivision pattern. This department would therefore recommend the forwarding of this rezoning application to a public hearing for further Council consideration.

3. SUBDIVISION APPLICATION - (S.D. Ref. #9/70) -

This proposal, which is related to R.Z. #5/71, would provide for the subdivision of Lot "A" into five or six duplex sized properties. While this department would agree with the suitability of this parcel for subdivision, the current proposal would create a difficult intersection at the confluence of Seventeenth Avenue, Willard Street and Marine Drive, resulting from the improvement of the Seventeenth Avenue

right-of-way at this location. We would therefore suggest that this department work with the developer in producing a subdivision design that would preclude the connection of Seventeenth Avenue with Willard Street.

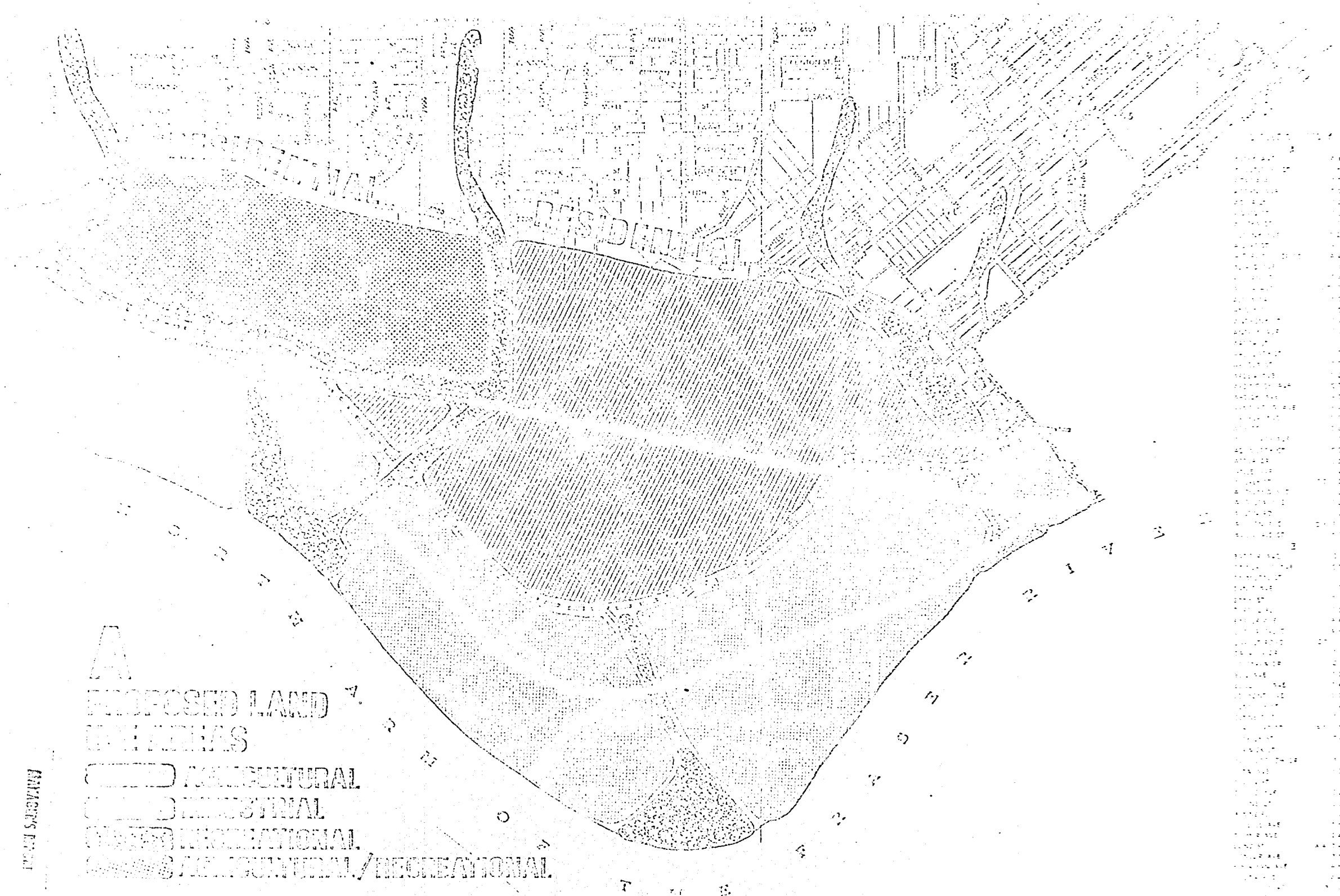
Respectfully submitted,



A. L. Parr,
DIRECTOR OF PLANNING.

RBC:ew
att. 4

c.c. Chief Building Inspector
Chief Licence Inspector
Chief Public Health Inspector
Municipal Clerk
Municipal Engineer
Senior Planner

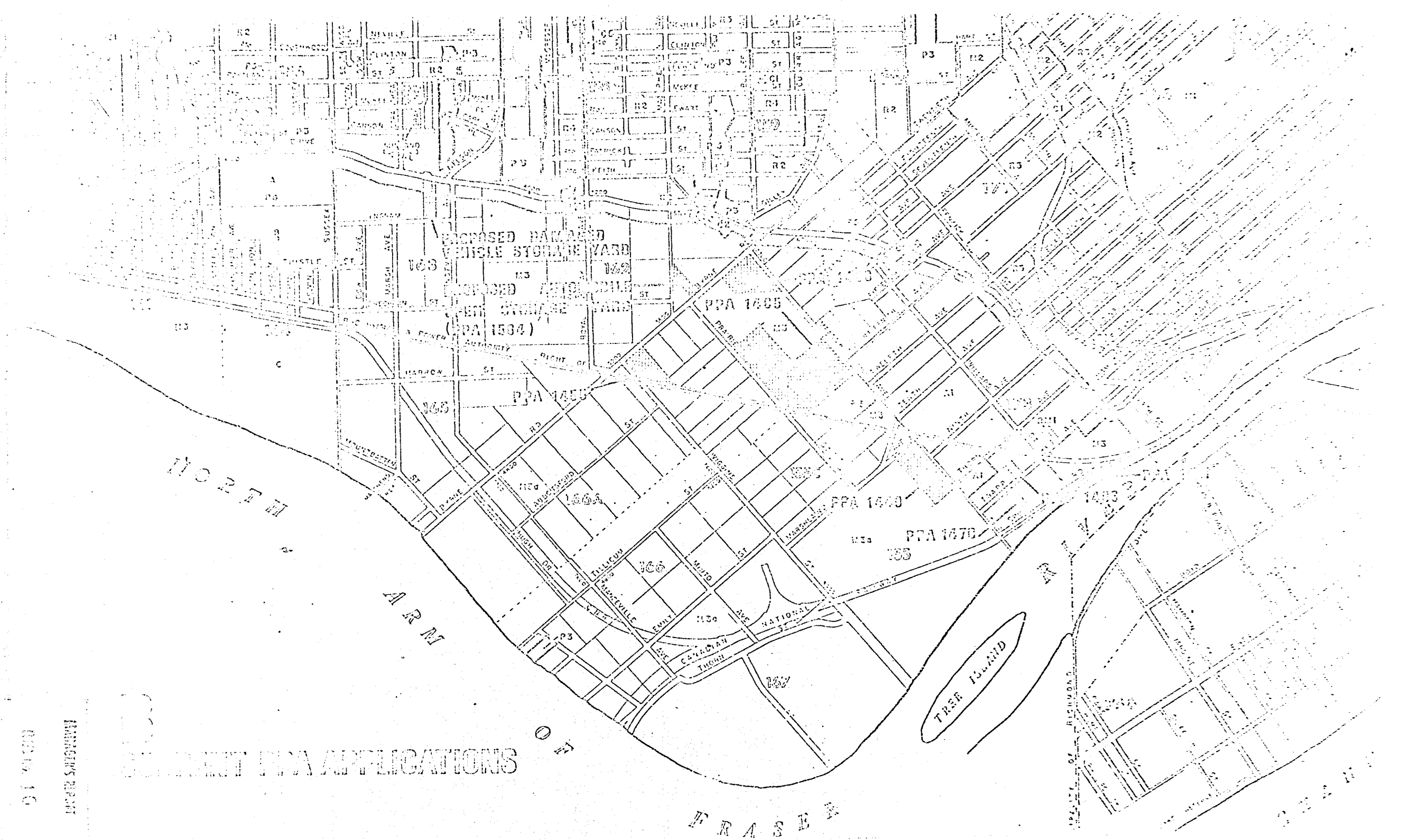


A
PROPOSED LAND USE PLAN

AGRICULTURAL
 INDUSTRIAL
 RECREATIONAL
 AGRICULTURAL/RECREATIONAL

MAP No. 10
 MARCH 1951

1. The map shows the proposed land use plan for the area bounded by the Sunbury Beach and the...
 2. The residential area is shown with diagonal lines...
 3. The agricultural area is shown with a stippled pattern...
 4. The industrial area is shown with a solid grey pattern...
 5. The recreational area is shown with a grid pattern...
 6. The agricultural/recreational area is shown with a diagonal grid pattern...
 7. The map is based on the...
 8. The scale of the map is...
 9. The map is drawn to a scale of...
 10. The map is drawn to a scale of...



EXISTING PPA APPLICATIONS

DATE: 1960
PLANNING DEPT.

FRASER

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

REZONING REFERENCE #50/70

NOVEMBER 13, 1970.

Item #3

SUBJECT:

Application for the rezoning of:

Portion of Parcel "C", Sk. 12022,
S.E. $\frac{1}{2}$ of S.W. $\frac{1}{4}$, D.L. 175

From Residential District Two (R2)
and Heavy Industrial District (M3)
to Heavy Industrial District (M3).

ADDRESS:

3886 Marine Drive

LOCATION:

The subject property is located on the
south west corner of Marine Drive and
Greenall Avenue.

SIZE:

The parcel has a frontage on Marine Drive
of 100 feet and a flankage on Greenall Avenue
of 250 feet. The area is approximately 1.16
acres.

SERVICES:

Water service is available and adequate.
Storm and sanitary sewers are not available.

APPLICANT'S
INTENTIONS:

The applicant wishes rezoning in order to
construct an industrial automotive truck
repair garage.

SITE
OBSERVATIONS:

This site is occupied by a dwelling as are
the properties to the east and west. Land on
the north side of Marine Drive is residentially
zoned and occupied and forms a part of the
extensive residential zone which covers the south
slope of the Municipality. Land to the south is
industrially zoned and occupied.

GENERAL
OBSERVATIONS:

The lot falls within the 200' wide residential
zone which was created by Council as a means
of maintaining the residential character of
properties fronting on both sides of Marine
Drive. The depth of the zone, 200 feet, was
adopted as it provided sufficient area for the
normal residential amenities associated with
the dwelling which occupied the lot plus an
additional 60-80 feet in which physical separation
and landscaping could provide a reasonable barrier
between the two masses. The 200' depth also
reflected the topographic change, the residential
development occupying the sloping land to the
north and industrial development occupying the
flat land to the south.

COUNCILOR'S REPORT

BCN Pg. 10

Rezoning Reference #50/70
Page 2
November 13, 1970.

Except in one instance where commercial zoning has replaced the Residential zoning at the foot of Gilley Avenue, the residential depth of 200 feet has been maintained along the south side of Marine Drive. This need for adequate separation between Industrial and Residential uses is borne out in the recent reaction of the residents in the Stride Avenue and Winston Street areas.

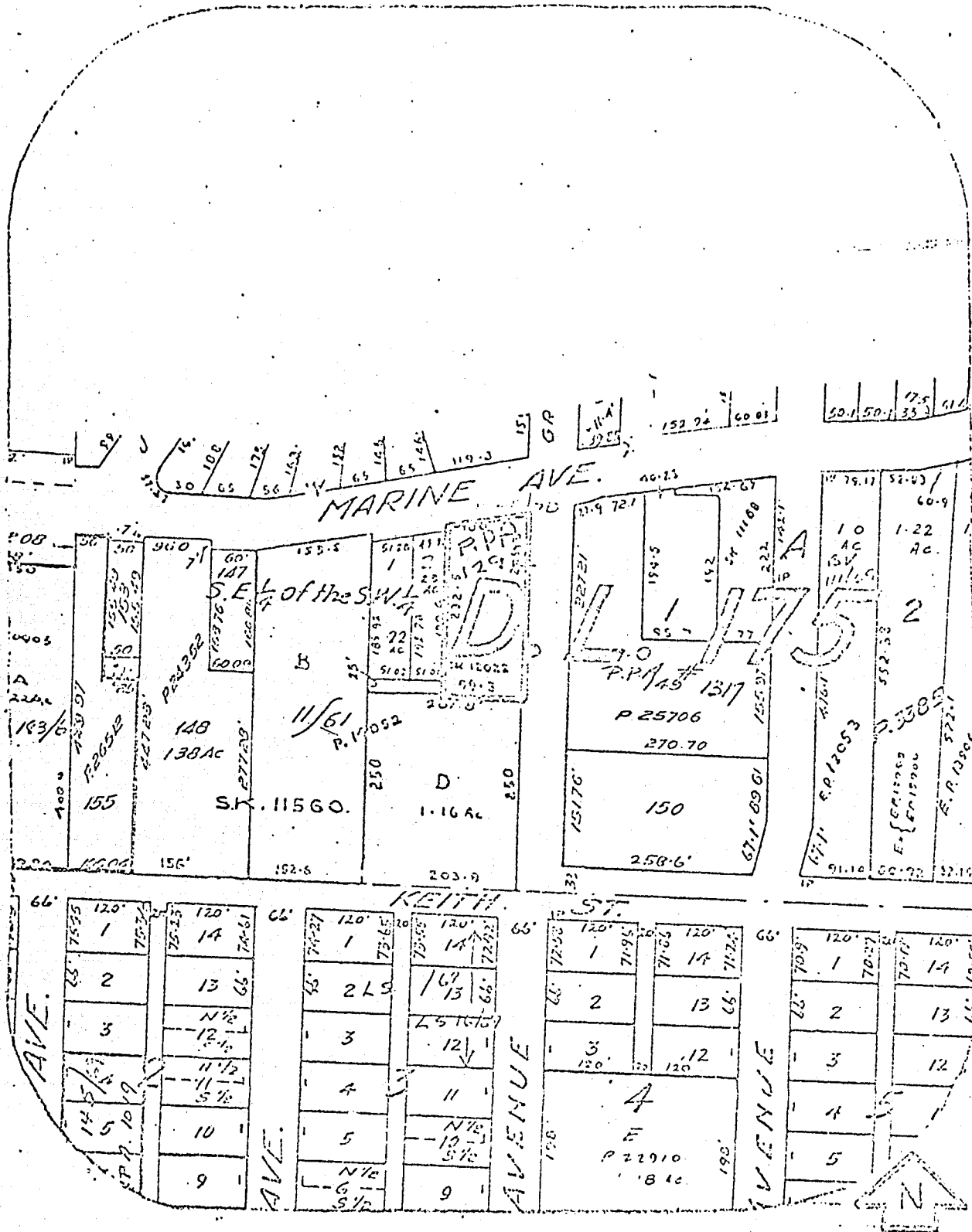
RECOMMENDATION:

The residential zone on the south side of Marine Drive has been reexamined and both the concept and the depth are valid. We would therefore recommend that the present zoning be retained.

LEA/bw
Attchs.

MANAGER'S REPORT

1970 Nov 13



PLANNING DEPARTMENT	CORPORATION OF THE DISTRICT OF BURNABY
SCALE 1:200	Rezoning # 5070
DRAWN CP	
DATE Nov 11 70	

MANAGER'S REPORT

ITEM NO. 10

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

March 12, 1971

Rezoning Reference #5/71

Item #5

SUBJECT:

Application for the rezoning of:

D.L. 155A, Block 17, Lot "A", Plan 5168

From Heavy Industrial District (M3) and Residential District Five (R5) to Residential District Five (R5).

ADDRESS:

7421 Willard Street.

LOCATION:

The subject property is located at the south-west corner of Seventeenth Avenue and Willard Street.

SIZE:

The parcel has frontages on Willard and 17th Avenue and 16th Avenue. The area is approximately 0.977 acres.

SERVICES:

Water service is available and adequate for the proposed use. Storm and sanitary sewers are not available. Sixteenth and seventeenth Avenues are not constructed.

APPLICANT'S INTENTIONS:

The applicant requests rezoning to R5 in order that he may subdivide the subject property for residential purposes.

SITE OBSERVATIONS:

The subject property slopes to the south-east. One single family home is the only structure on the property. An unused cabaret lies to the east. Land to the south is vacant and undeveloped.

GENERAL OBSERVATIONS:

The subject property is zoned both R5 and M3. The northerly 200 feet is part of a 200 foot wide R5 zone along the entire south side of Marine Drive from Boundary Road to the New Westminster boundary. The applicant requests that this residential zoning be extended over the entire parcel in order that he may subdivide.

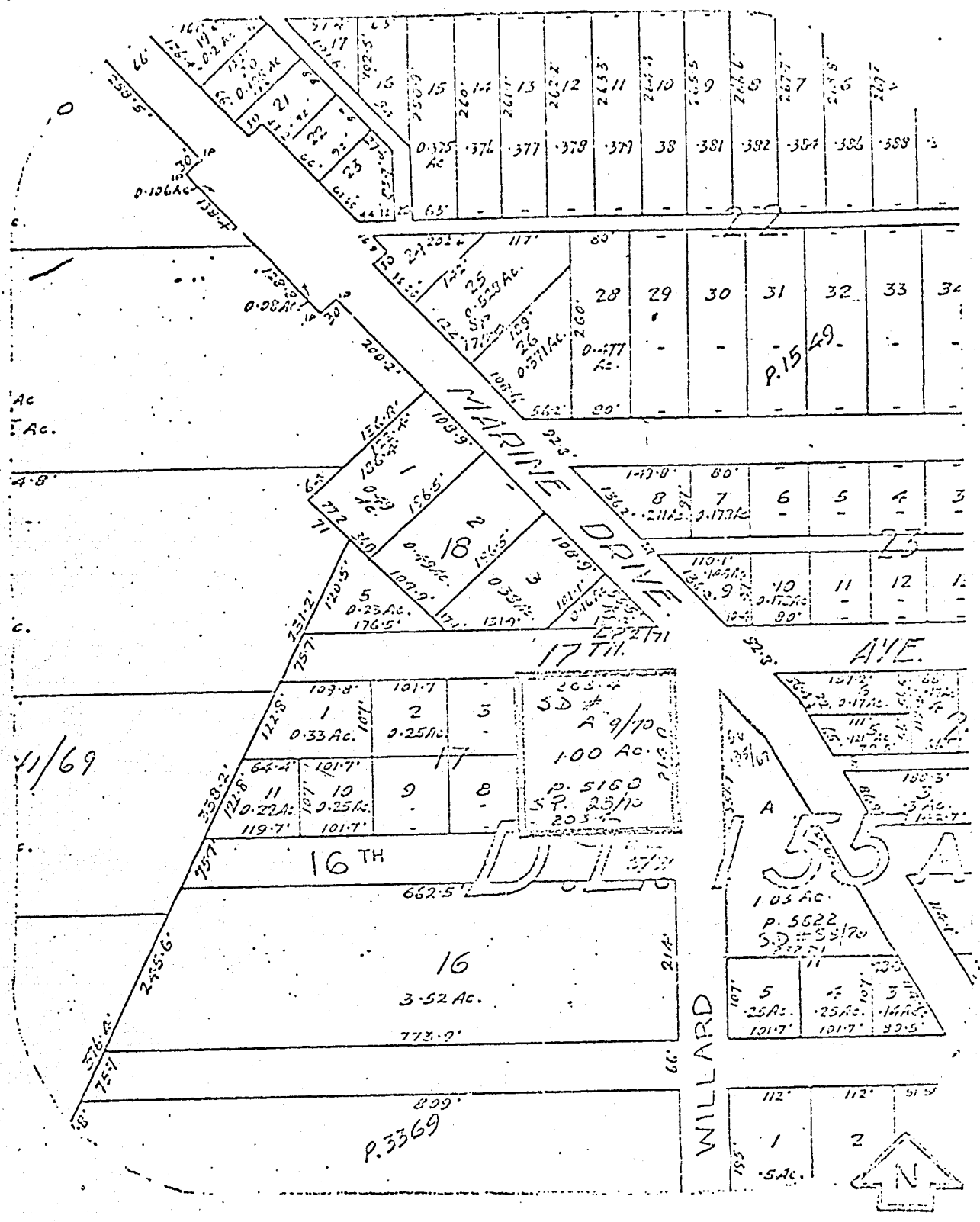
7/1
CANTAGRO'S 118-11

1968 No. 1 (1)

RECOMMENDATION:

Past studies have indicated the suitability of this property for residential rather than industrial use. However, this parcel of land falls within the bounds of the "Big Bend Study" which is presently underway in the Department, and it is therefore recommended that this application be tabled and considered in the light of the overall area recommendations, which will shortly be presented to Council.

GP/bw
Attchs.



PLANNING DEPARTMENT	CORPORATION OF THE DISTRICT OF COLUMBIA	
SCALE 1:200	REZONING REFERENCE S71.	
DRAWN GP		
DATE MARCH 71		

MANAGER'S REPORT

ITEM No. 10