

ITEM	1
MANAGER'S REPORT NO.	45
COUNCIL MEETING	June 20/77

Re: REZONING APPLICATIONS REFERENCE #32/77 AND #34/77

Following is a report from the Director of Planning dated June 15, 1977 concerning the subject rezoning applications. The Municipality is the applicant in both cases.

RECOMMENDATION:

1. THAT Council set a Public Hearing for the subject rezonings on Tuesday, July 19, 1977.

* * * * *

PLANNING DEPARTMENT
JUNE 15, 1977

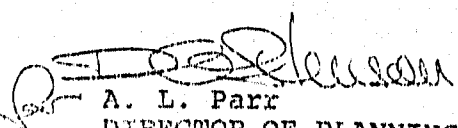
TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING APPLICATIONS REFERENCE #32/77 AND #34/77

Attached are 2 Rezoning applications which are being advanced at this time for Council's consideration in view of the fact that they are being initiated by the Municipality as a step in the implementation of projects that arise from past Council actions.

In that there are a number of Rezoning applications which are being recommended for submission to a Public Hearing on July 19, 1977, and in order to avoid unnecessary delay in the advancement of these two zoning implementation proposals, we are taking the liberty of advancing them at this time.

We would recommend that Council set a Public Hearing for these rezonings on Tuesday, July 19, 1977.

Respectfully submitted,


A. L. Parr
DIRECTOR OF PLANNING

DGS/sam

PLANNING DEPARTMENT
REZONING REFERENCE #34/77
JUNE 20, 1977

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1.0 GENERAL INFORMATION:

- 1.1 Applicant The Corporation of the District of Burnaby
- 1.2 Subject: Application for the rezoning of:
Lot C Ex. N. 225', Blk. 1, D.L. 79, Plan 6884
From: Residential District (R1)
To: Park and Public Use District (P3)
- 1.3 Location: The site is located on the west side of Deer Lake Avenue approximately 460' south of Canada Way (see attached location Sketches #1 & 2).
- 1.4 Size: The site is rectangular in shape with an area of 18,270 square feet, a width of 87' and a depth of 210'.
- 1.5 Applicant's Intentions: The Municipality has requested rezoning in order that the site be utilized by the Century Park Museum Association for a caretaker residence and indoor storage space.

2.0 SITE OBSERVATIONS:

The site is owned by the Municipality and is presently occupied by a single family dwelling in good condition. The property lies immediately east of the Cowan Centre south parking lot and on the west flank of Heritage Village. The property slopes down to the east, is well maintained and features several large mature trees.

3.0 GENERAL OBSERVATIONS:

- 3.1 On May 4, 1977, the Parks and Recreation Commission received a report on the subject property from the Parks and Recreation Administrator and adopted the recommendations. On May 9, 1977 under Manager's Report No. 35, Council received a report from the Parks and Recreation Administrator and the following recommendation was adopted:

THAT Council authorize the Land Agent to serve notice to vacate to the tenants of 4949 Deer Lake Avenue in order that the house may be used by the Century Park Museum Association for a caretaker residence and indoor storage space; that the notice to vacate be effective October 31, 1977 or whenever the house at 4028 Norland Avenue is ready for occupancy, whichever comes first, and with the further understanding that the tenants may have to pay the rental rate set for the house on Norland Avenue.

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Rezoning Reference #34/77
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- 3.2 The Planning Department has reviewed this matter and concurs that the proposed use of this property for the Heritage Village caretaker's residence and indoor storage space is in line with the Planning objectives for the area, the expansion of park lands in the precinct and with guidelines being developed for Heritage Village expansion.

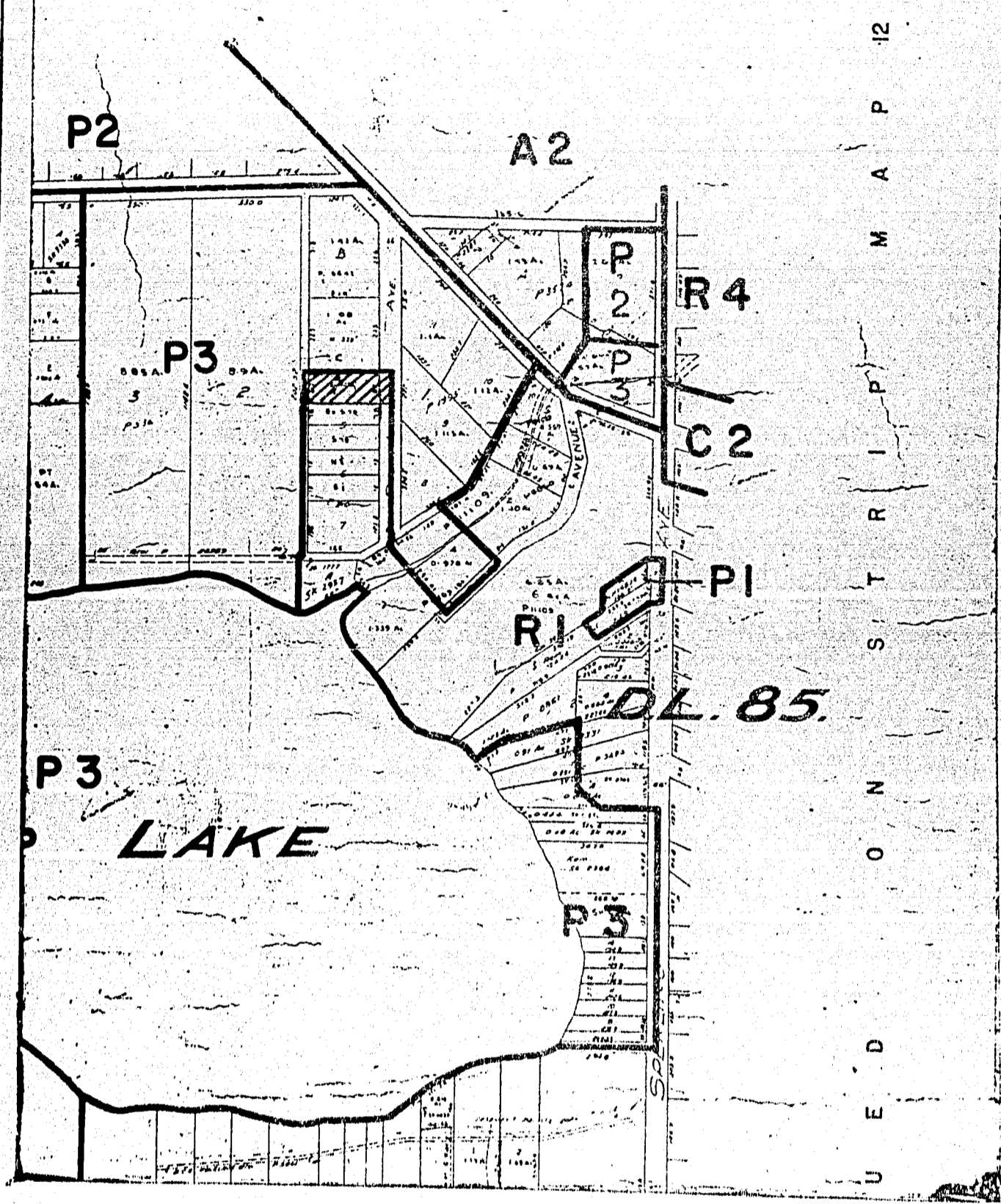
4.0 RECOMMENDATION:

It is recommended THAT Council receive the report of the Planning Department and request that a rezoning by-law be prepared and that the rezoning be advanced to a Public Hearing on July 19, 1977.

PDS:SJB/sam
Attach.

cc: Parks and Recreation Administrator
Municipal Clerk

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Date

Scale

1" = 400'

Drawn By

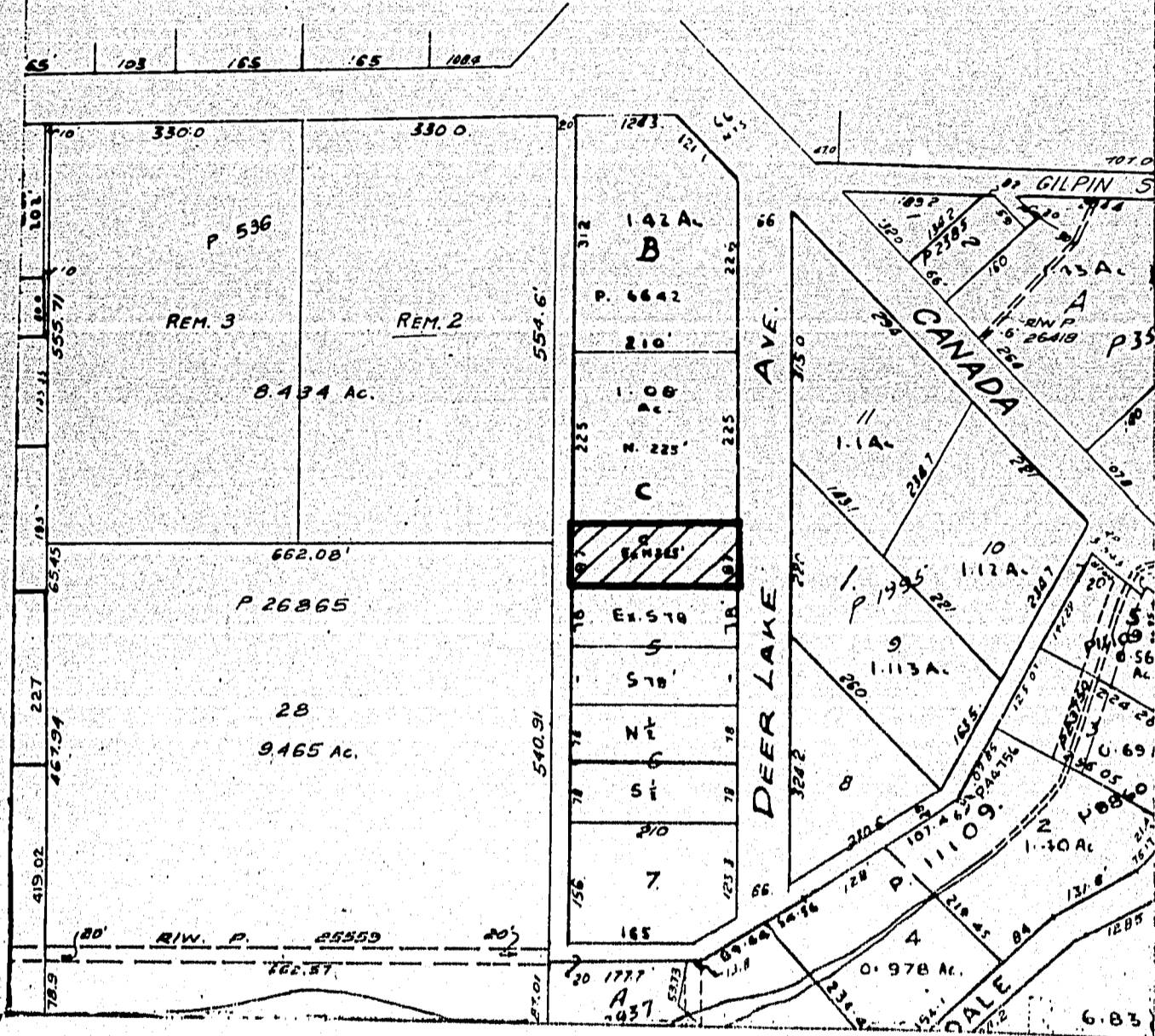
Burnaby Planning Department



SUBJECT SITE & EXISTING ZONING.

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D.L. 79



Date	
Scale	1/11
Drawn By	



Burnaby Planning Department



REZONING REFERENCE #34/77
 4049 DEER LK. AVENUE.

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PLANNING DEPARTMENT
REZONING REFERENCE #32/77
JUNE 20, 1977

1.0 GENERAL INFORMATION

1.1 Applicant: Corporation of the District of Burnaby

1.2 Application for Rezoning of:

(a) Legal: A portion of Lot 53, D.L. 162, Pl. 50848
From: P3 (Park and Public Use District) and M3 (Heavy Industrial District)
To: M2 (General Industrial District) as illustrated on the attached Figure "A"

and

(b) Legal: A portion of Lot 54, D.L. 162, Plan 50848 as illustrated on the attached Figure "A"
From: M2 (General Industrial District)
To: M3 (Heavy Industrial District)

1.3 Location: The site is located on the northwest side of Byrne Road between Meadow Avenue and the B.C. Hydro right-of-way (see attached sketches).

1.4 Size: The site is irregular in shape and a combined frontage on Byrne Road of 881.3 ft. The areas actually proposed to be rezoned total approximately 61,630 square feet in area.

1.5 Applicant's Intentions: The Municipality has requested rezoning in order to satisfy the conditions of a recent land exchange between the Corporation and private interests.

2.0 BACKGROUND INFORMATION

2.1 Pursuant to the land use objectives in the Big Bend Development Plan, Council, on February 3, 1975, authorized a land exchange which provided lands for the Marine Way alignment while establishing an appropriate site geometry for industrial development.

2.2 This land exchange created Lot 53 with a zoning designation split between P3, M3, and M2; and Lot 54 with a zoning designation split between M3 and M2 as shown on Figure "A".

3.0 GENERAL COMMENTS

3.1 As the land exchange has been completed, it is necessary for the subject site to be rezoned to the appropriate designations such that suitable industrial use can be introduced pursuant to the Big Bend Development Plan objectives. It is, therefore, necessary for the subject rezoning request to be considered by Council and advanced accordingly.

3.2 Council will recall that, in considering the Stage II Big Bend Area Rezoning, a resolution was passed for M2 properties on Byrne Road which provided for the application of a covenant which would prohibit the establishment of welding shops and automotive repair shops, including body repair and painting. This resolution was passed on the understanding that this covenant can only be registered with the consent of the owners. The Planning Department is of the opinion that a similar resolution should be passed concurrent with the proposed redesignation of zoning for Lot 53 from P3 and M3 to M2.

4.0 RECOMMENDATIONS

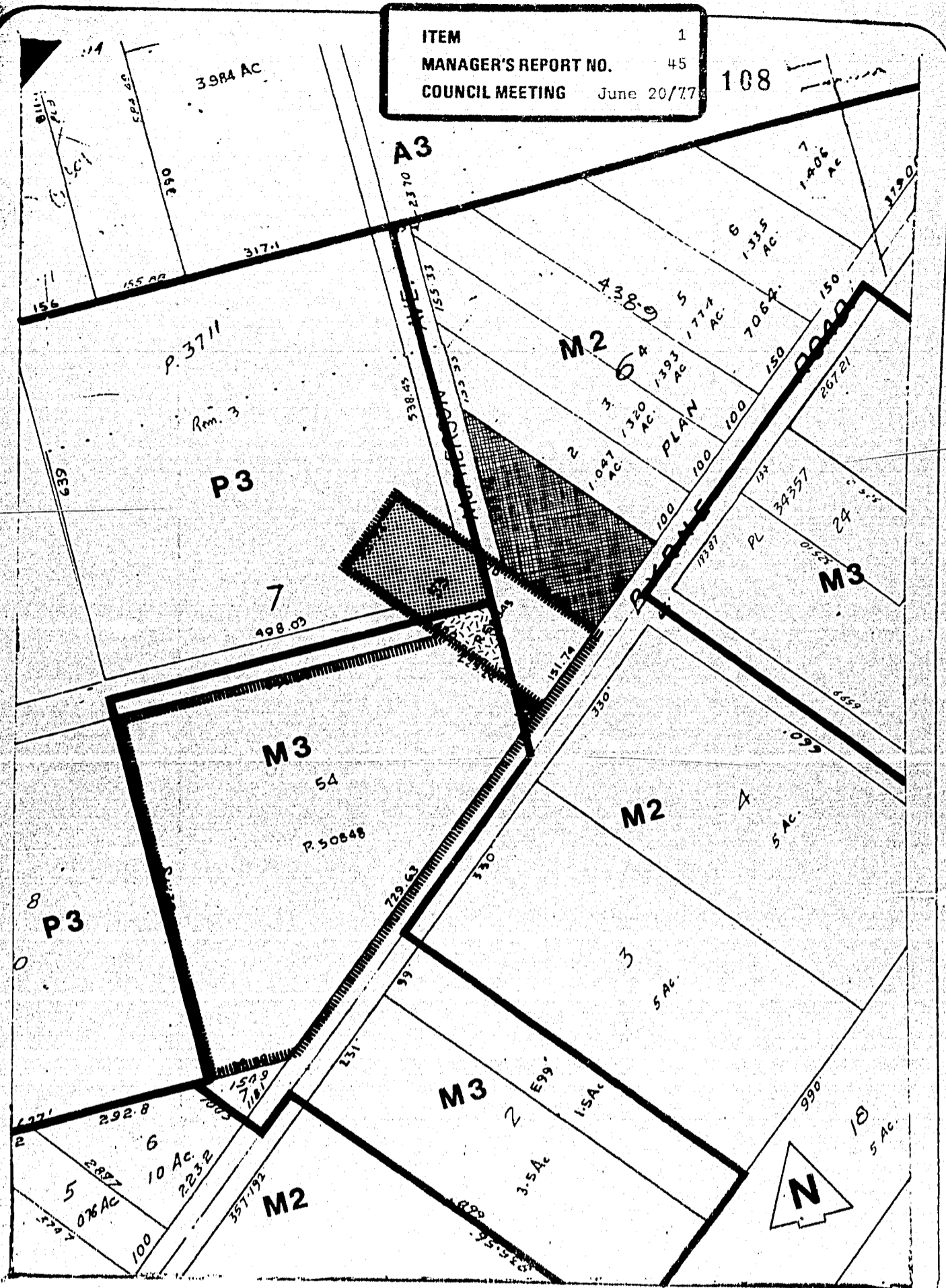
It is recommended THAT:

Council receive the report of the Planning Department and that a zoning by-law as described herein be prepared and advanced to a Public Hearing to be held on July 19, 1977.

PDS/PB/dm
attachments
cc Municipal Manager

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Date
JUNE 77

Scale
1" = 200'

Drawn By
PB

Burnaby Planning Department

Rezoning Reference 32/77







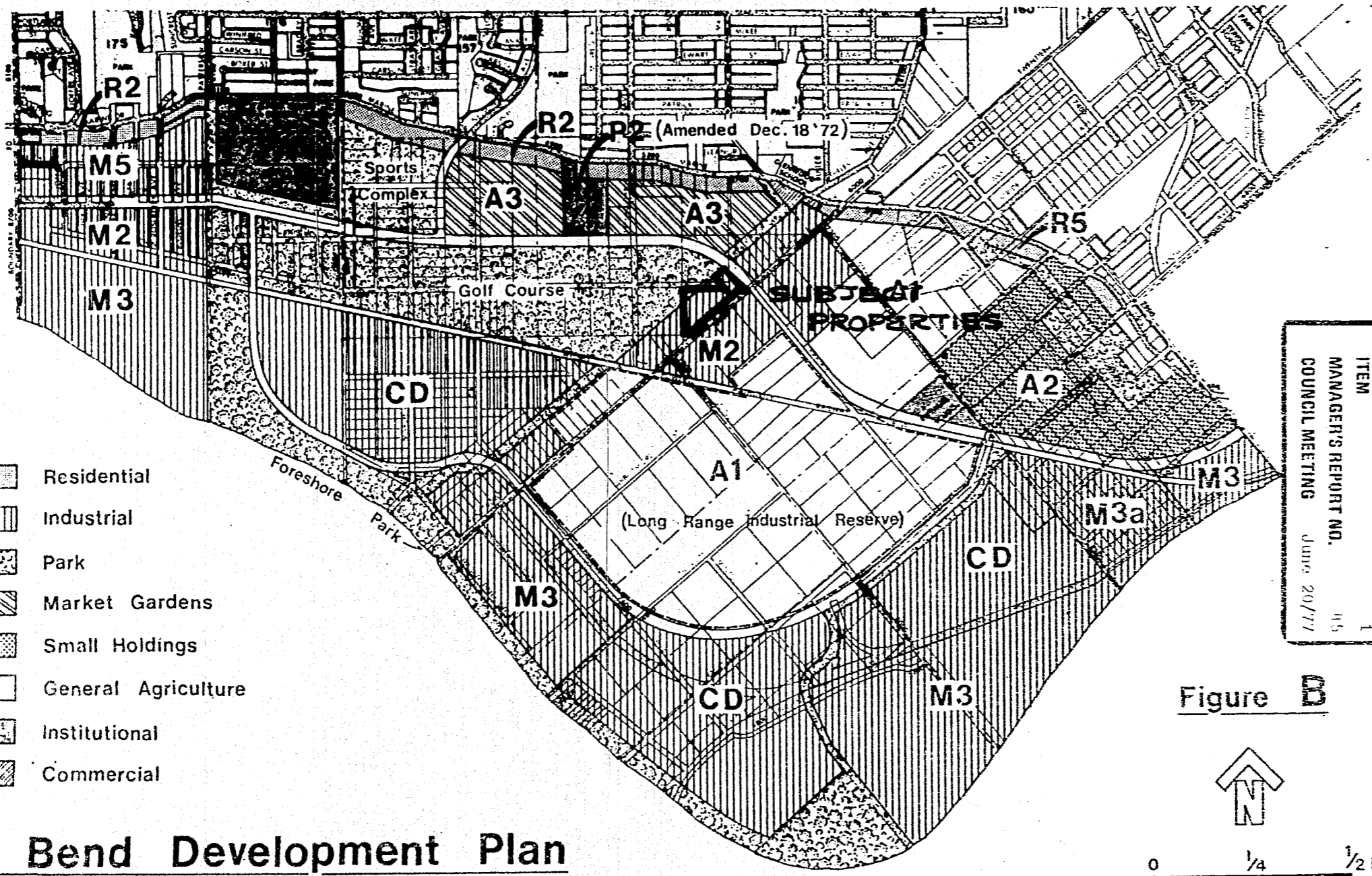





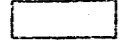
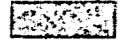

-  P3 to M2
-  M3 to M2
-  M2 to M3
-  Municipal Lands Obtained Through Exchange
-  Subject Lands
-  Existing Zoning Boundaries

Figure **A**



-  Residential
-  Industrial
-  Park
-  Market Gardens
-  Small Holdings
-  General Agriculture
-  Institutional
-  Commercial

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Figure B

Big Bend Development Plan

Adopted March 27, 1972