

ITEM	20
MANAGER'S REPORT NO.	23
COUNCIL MEETING	1980 03 24

RE: REZONING REFERENCE #38/79
LOT A EXC. PCL. 1, REF. PLAN 29411 AND
LOT B, BLOCK 11, D.L. 10, PLAN 3320
FROM: A2 SMALL HOLDINGS DISTRICT
TO: M1 MANUFACTURING DISTRICT
6750 AND 6766 CARIBOO ROAD

Following is a report from the Director of Planning regarding Rezoning Reference #38/79.

RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER	PLANNING DEPARTMENT
	1980 MARCH 19
FROM: DIRECTOR OF PLANNING	
SUBJECT: REZONING REFERENCE #38/79	
Lot A Exc. Pcl. 1 Ref. Pl. 29411 and	
Lot B, Block 11, D.L. 10, Plan 3320	
From: A2 Small Holdings District	
To: M1 Manufacturing District	
6750 and 6766 Cariboo Road	

RECOMMENDATION:

- 1) THAT should the subject rezoning be advanced by Council that the site be rezoned to the M5 Light Industrial District and that the following be established as pre-requisites to the completion of rezoning.
 - a) The submission of a suitable plan of development to include the 50 foot landscaped side yards as described in Section 4.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site. All services are to be designed and constructed to the approval of the Municipal Engineer. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.

- d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. 168
- e) The consolidation of the net project site into one legal parcel.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite to include the 5% park dedication as outlined in Section 4.
- h) The approval of the Ministry of Transportation and Highways to the rezoning application.

REPORT

- 1.0 On 1980 January 21, Council in consideration of the Planning Department report and negative recommendation regarding the subject rezoning request, referred the rezoning back to staff for further information regarding several questions raised during discussion.
- 2.0 A further report on this matter was considered by Council on 1980 January 28 at which time the following motion was adopted:
- "THAT Rezoning Reference #38/79 be advanced to a Public Hearing on 1980 April 15 and then, subject to rezoning, an application be made to the Greater Vancouver Regional District for withdrawal of the property from the Official Regional Plan."
- 3.0 Pursuant to the usual procedure for processing rezoning applications, it is appropriate that the prerequisite conditions of rezoning be established and conveyed to the applicant prior to advancement of the bylaw amendment to a Public Hearing. These conditions must then be satisfied in full prior to Final Adoption of rezoning. Consistent with this policy it is therefore necessary to outline the requisite conditions of rezoning at this time.
- 4.0 However, one of the important factors that should be taken into consideration is the impact the proposed industrial facility will have on the surrounding designated park area and the fact that the site represents the northern entrance to the proposed regional park. In this regard, it would be essential to ensure that the proposed facility provide an appropriate setback and develop abundant landscaped areas to provide a suitable relationship and interface with the adjacent future park areas. In this regard, it would be appropriate to require the proposed facility to provide a minimum landscaped sideyard of 50 feet adjacent to the south and west property lines. It will also be necessary for the applicant to dedicate 5% of the total area of the property adjacent to the south property line which will provide adequate area in which to develop the future park/trail link that is proposed to be located adjacent to the Brunette River south of the subject site (refer to sketch #1).
- 5.0 It is also important to note that development of the site on the basis of the M1 District would permit uses that could be incompatible with the adjacent park area and which may include outside

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storage. We would therefore recommend that should Council support industrial development of this site that such development be on the basis of the M5 District which accommodates more passive industrial activity (excluding outside storage) with a minimum conflict with adjacent land uses.



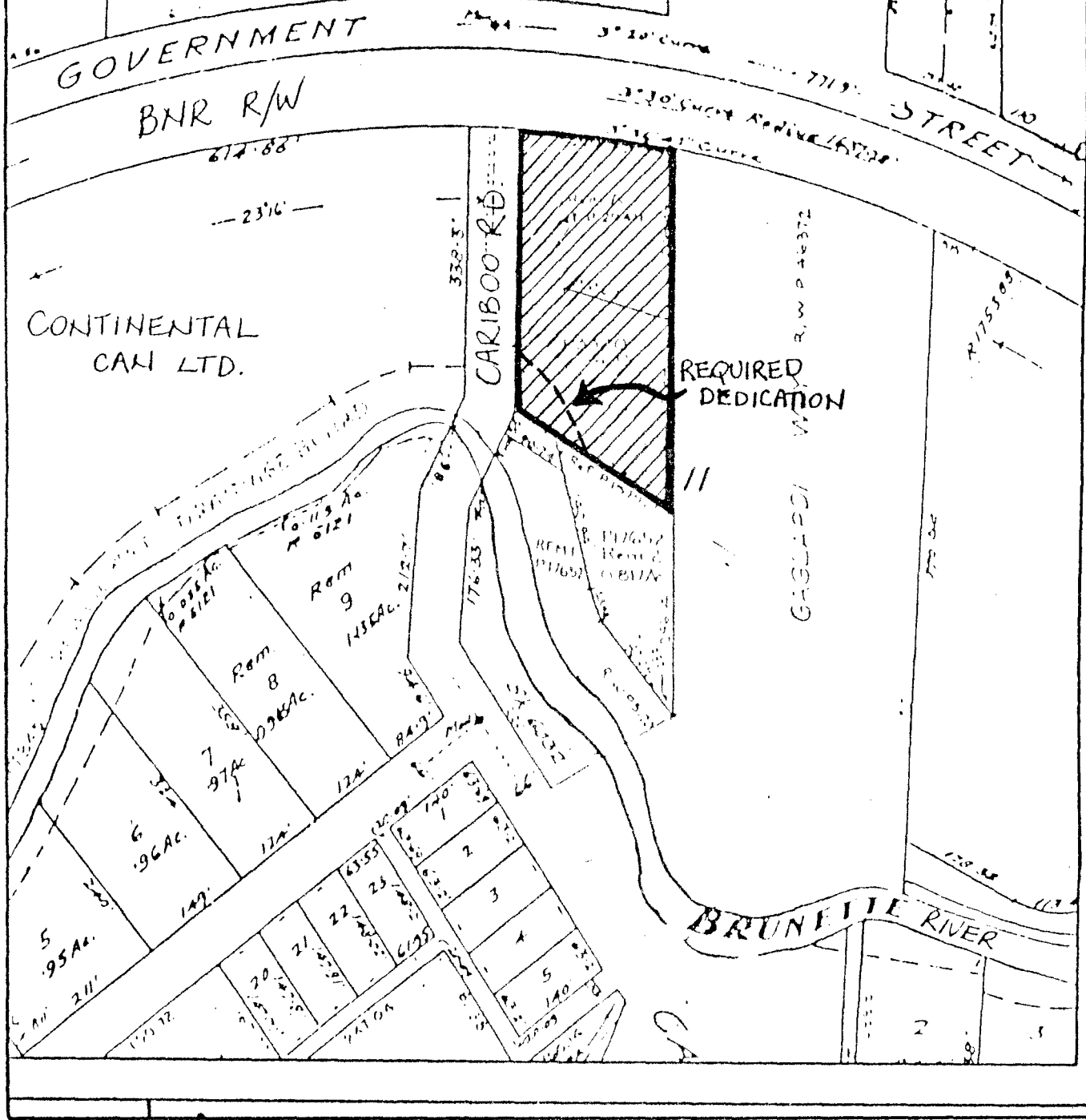
A. L. Parr
DIRECTOR OF PLANNING

PDS/rlp
Attachment

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177
 170

D.L 10



Date
 1980 MARCH

Scale
 1:2400

Drawn By



Burnaby Planning Department



SKETCH # 1 RZ # 38/79