

ITEM	8
MANAGER'S REPORT NO.	7
COUNCIL MEETING	1980 01 28

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

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The following report from the Director of Planning contains the additional information which was requested by Council when this matter was last dealt with on 1980 January 21.

RECOMMENDATION:

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

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TO:	MUNICIPAL MANAGER	PLANNING DEPARTMENT
		1980 JANUARY 23
FROM:	DIRECTOR OF PLANNING	
		Our File: 02.264
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	

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RECOMMENDATIONS:

1. THAT Council not give favourable consideration to the rezoning request.

REPORT

1.0 INTRODUCTION:

On 1980 January 21, Council referred the subject rezoning request back to staff for further information regarding several questions raised during discussion.

2.0 GENERAL DISCUSSION:

- 2.1 In reference to the questions regarding the location of the site relative to the Burnaby Lake Regional Park and the Municipal Park/Trail System, Council will refer to the attached Sketches #1 and #2. As illustrated in Sketch #1, the site is clearly situated within the boundaries of the Central Valley Park System and is considered to be an appropriate entrance point to the easterly end of the park from the north. Sketch #2 illustrates that the site has also been included within the designated Park/Trail System and is located immediately north of a proposed east-west trail link that runs along the north side of the Brunette River.

2.0 General Discussion - cont'd.

2.2 Relative to the variety of private recreational uses that would be appropriate for the subject site, the following types of facilities would be supported:

- indoor facilities for activities such as handball, racquetball, squash, tennis, badminton
- curling/ice rinks
- physical fitness centres (gymnasiums, etc.)

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3.0 CONCLUSION:

The foregoing information confirms that the subject property is clearly within the designated Burnaby Lake Regional Park and the Municipal Park/Trail System. As a result, industrial development of the site as requested in this rezoning application is inconsistent with the adopted land-use objectives and would represent a liability to the natural qualities envisioned for this area. However, should development of the site be pursued by private interests, the Planning Department considers that recreation-oriented uses, such as those described above, relating to the park concept for this area would be appropriate.

It would be appropriate, therefore, for Council to lift the subject rezoning bylaw amendment from the table, confirm their previous position on the matter and not give favourable consideration to the subject rezoning request.

  
A. L. PARR  
DIRECTOR OF PLANNING

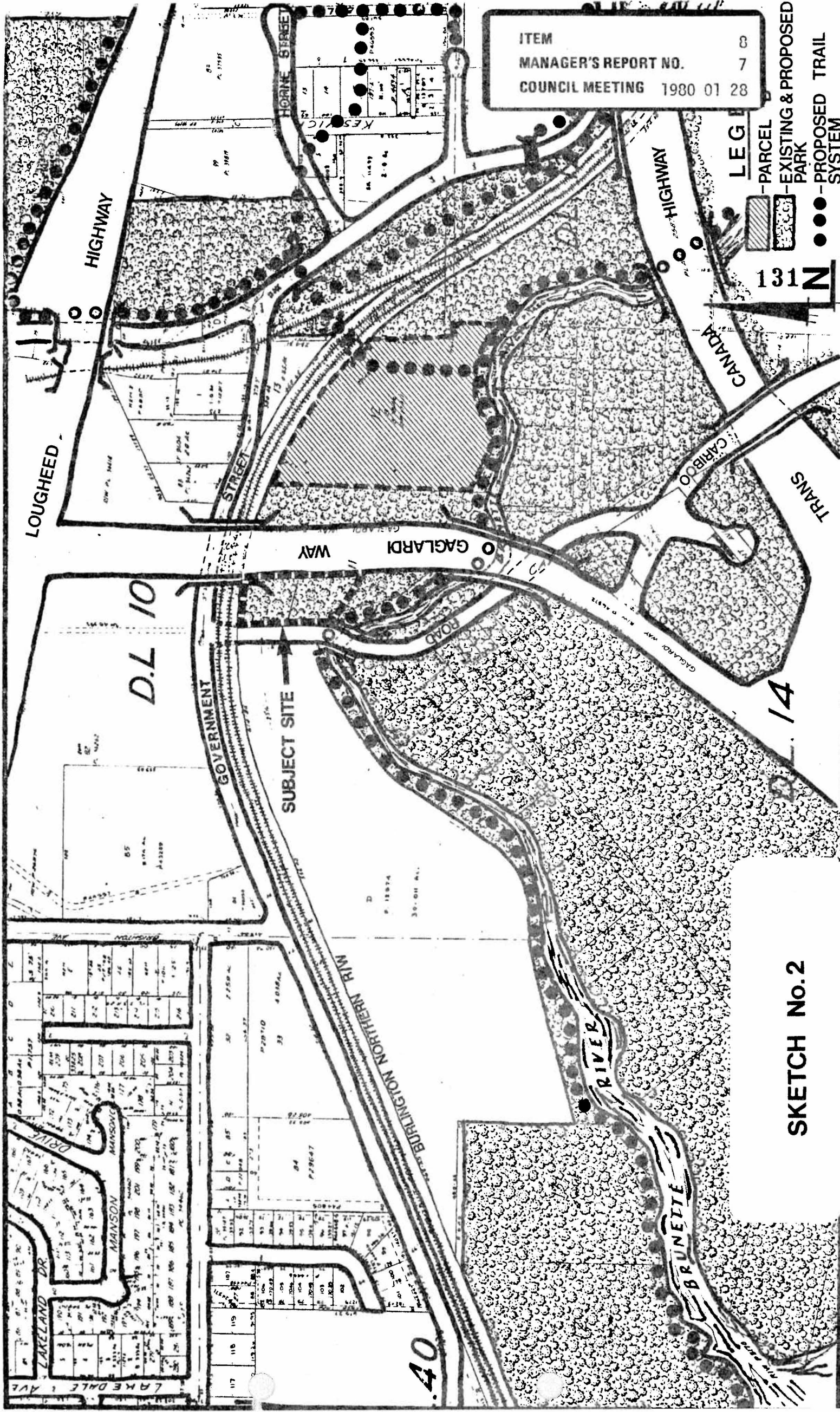
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Attachments

cc: Parks and Recreation Administrator  
Municipal Clerk







**SKETCH No.2**