

ITEM 10
MANAGER'S REPORT NO. 44
COUNCIL MEETING 1982 07 12

RE: REZONING REFERENCE #10/82

LOT "A" EXCEPT PCL. 1, REF. PLAN 29411, BLOCK 11, D.L. 10, PLAN 3320
6750 CARIBOO ROAD

(ITEM 12, OF ITEM 15 REPORT NO. 19, 1982 MARCH 22)

(ITEM 1, IN-CAMERA REPORT NO. 34, 1982 MAY 17)

(ITEM 1, IN-CAMERA REPORT NO. 40, 1982 JUNE 14)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the report of the Director Planning & Building Inspection be received for information purposes.

* * * * *

TO: MUNICIPAL MANAGER 1982 June 30

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #10/82
LOT A EXCEPT PCL. 1, REF. PLAN 29411,
BLK. 11, D.L. 10, PL. 3320

FROM: A2 SMALL HOLDINGS DISTRICT
TO: M5 LIGHT INDUSTRIAL DISTRICT

ADDRESS: 6750 CARIBOO ROAD

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

1.0 BACKGROUND INFORMATION:

1.1 On 1982 March 22 Council received a report (attached) from the Planning & Building Inspection Department regarding a proposal to rezone the subject property to the M5 District in order to construct an industrial warehouse facility. On that occasion, the recommendation of the Planning & Building Inspection Department to not give favourable consideration to the rezoning request was defeated by Council. Arising out of Council's discussion of the subject, Council adopted the following motion:

"THAT staff look into the purchase of this parcel of land."

1.2 Pursuant to Council's request, staff prepared further reports regarding the above referenced land purchase proposal. In consideration of these reports, Council on 1982 June 14, adopted the following recommendation:

"THAT Council remove 6750 and 6766 Cariboo Road from the Park Acquisition Program."

Council is advised that 6766 Cariboo Road is the legal parcel of land located immediately south of the subject site.

2.0 GENERAL DISCUSSION:

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2.1 Council is advised that the Planning & Building Inspection Department continues to recommend against the introduction of inappropriate and incompatible industrial development on the subject property. As outlined in the various reports on this matter received to date, the subject property plays an important role in the established Burnaby Lake-Central Valley Park/Open Space system as well as the Brunette River park/trail link. In this regard, the site will provide a significant entrance point to the easterly end of the park system from the north.

2.2 In view of the foregoing, the continuation of the prevailing A2 zoning designation is in conformity with the park/open space concept which allows for the establishment of various compatible uses (farming, truck gardening, greenhouses, home occupations, kennels etc). Alternatively, as outlined on previous occasions, the Planning & Building Inspection Department continues to support the possibility of establishing private recreation-oriented facilities on the subject site combined with 6766 Cariboo Road located to the immediate south that may include activities such as handball, racquet ball, tennis, health spa facilities, swimming pool, ice rinks etc. which if pursued could require rezoning to an appropriate category.

2.3 Should Council wish to advance the subject rezoning request to First Reading and a Public Hearing, it will be necessary to establish the prerequisite conditions of rezoning to include specific provisions for ensuring that development of the site will be compatible with the park/open space development of the area. This would be the subject of a further report to Council should it be necessary.


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

PDS/g1
Attachment

cc: Director Recreation &
Cultural Services

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT
REZONING REFERENCE #10/82
1982 MARCH 22

Item # 12

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1.0 GENERAL INFORMATION:

1.1 Applicant: Keith White Ltd.,
1112 Austin Avenue
Coquitlam, B.C.

1.2 Subject: Application for the rezoning of:

Lot A, exc. Pcl. 1, Ref. Plan 29411,
Blk. 11, D.L. 10, Pl. 3320

From: A2 Small Holdings District
To: M5 Light Industrial District

1.3 Address: 6750 Cariboo Road

1.4 Location: The site is located on the east side of Cariboo Road approximately 30 m south of Government St. (refer to attached sketches 1 & 2)

1.5 Size: The site is irregular in shape with an area of approximately 3720 m² (40,000 sq. ft.), a 54.6 m² (179.2 ft.) frontage on Cariboo Road and a depth of approximately 61 m² (200 ft.)

1.6 Services: The Municipal Engineer has been requested to provide all relevant servicing information.

1.7 Rezoning Intention: The intent of the proposed rezoning bylaw amendment is to permit the development of an industrial warehouse facility.

2.0 SITE OBSERVATIONS:

The subject site is relatively flat and has recently been cleared. To the north of the site lies the Burlington Northern Railway tracks and Government Street. Across Cariboo Road to the west lies the Continental Can facility and to the south lies two modest residential structures and the Brunette River. The Stormont Interchange is located to the immediate east beyond which lies an eight acre parcel presently occupied by Love Kennels. Vehicular access to the site is from Cariboo Road which is developed to an interim standard.

3.0 BACKGROUND INFORMATION:

- 3.1 On 1981 June 15 Council rejected RZ Ref. #16/81 which involved a proposal to develop the subject property for M5 industrial uses.
- 3.2 On 1979 February 20 Council considered RZ Ref. #38/79 which involved a proposal to develop M5 industrial uses on the subject site together with the property to the immediate south. The application was subsequently abandoned on 1981 June 15.
- 3.3 On 1979 February 26 Council rejected a previous light industrial development proposal for the site in question. However, on that occasion, it was determined that the site and the property to the immediate south could be developed for certain recreation-oriented facilities since the properties were designated as a third priority item in the park acquisition program and such recreation uses would compliment the park and trail development in the area.

4.0 GENERAL DISCUSSION:

- 4.1 The subject site is situated in an area located south of the Burlington Northern Railway tracks that is predominantly zoned A2 Small Holdings District and P3 Park and Public Use District with the exception of the Continental Can facility located to the west of the site which is zoned M2 General Industrial District (refer to zoning sketch #2). In addition, the site is situated within the boundaries of the Central Valley Park System and is considered to be an important entrance point to the easterly end of the park from the north (refer to attached sketches 3 & 4). The site is also included within the designated Park/Trail System and is located north of the proposed east-west trail link that runs along the north side of the Brunette River. As such, it has been included in the Municipally adopted Parks Acquisition Program as a third priority item and designated for future park use in the Official Regional Plan.
- 4.2 The applicant requests rezoning in order to construct a warehouse facility based on the M5 regulations. As outlined in the attached letter of intent, a 19,586 square ft. warehouse is proposed.
- 4.3 The Planning Department advises that the circumstances associated with the subject site and its relationship with the adjacent Burnaby Lake Regional Nature Park have not changed since Council's previous consideration of light industrial development. We would recommend therefore that Council reconfirm its previous position on the inappropriateness of developing the site for industrial purposes and in view of the third priority park acquisition designation, reconfirm the possibility of developing recreation-oriented facilities on the two sites considered under RZ #38/79 as one integrated project.
- 4.4 Relative to the variety of private recreational uses that would be appropriate for the subject site together with the adjacent property to the south, 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.)
- Development of such uses would require rezoning to the CD Comprehensive Development District using the P2 or P3 District as a guideline.
- 5.0 CONCLUSION:
- The Planning Department advises that the subject property is clearly within the designated Burnaby Lake Regional Park and the Municipal Park/Trail System and that 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, parklike setting envisioned for this immediate area. As such, Council is advised that the existing zoning and use of the subject site under the A2 Small Holdings District is appropriate. However, should the owner wish to pursue alternate land use, the Planning Department considers that recreation-oriented uses, such as those described above, relating to the park concept for the area would be encouraged.
- 6.0 RECOMMENDATION:
- THAT Council not give favourable consideration to this rezoning request.

February 11, 1982

The Corporation of the District of Burnaby
Planning Department
4949 Canada Way
Burnaby
B.C. V5G 1M2

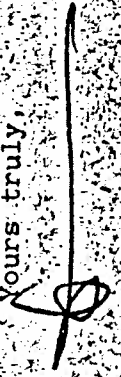
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Dear Sir:

Re: Rezoning Application for 6750 Cariboo Road

It is our intention, as agent for Moline Estates Ltd for the referenced project, to pursue application for rezoning from A2 Small Holding District to M5 Light Industrial District for the purpose of constructing a 5969.8 sq. m. (19,586 sq. ft.) warehouse on the referenced site.

Yours truly,



Keith White
c.c.Moline Estates

February 23, 1982

The Corporation of the District of Burnaby
Planning Department
4949 Canada Way
Burnaby
B.C. V5G 1M2

Dear Sir:

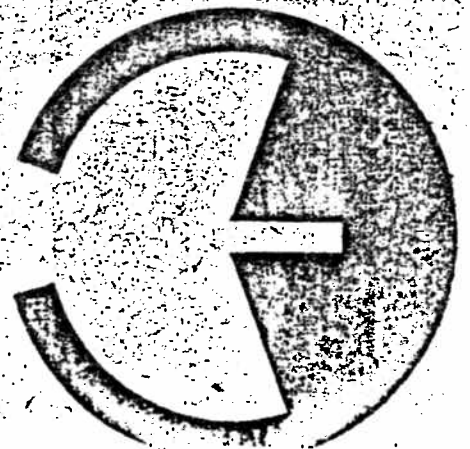
Re: Rezoning Application #10-82 for 6750 Cariboo Road

In supplement to our letter of intent, dated February 11, 1982, we would like to advise you that the facilities referred to in that letter are to be occupied by Zagreb Construction ltd, which is a whollyowned subsidiary of Moline Estates Ltd, who are the owners of the referenced property. We believe that the fact that this property will be owner occupied will have a possitive bearing on this project.

Yours truly,



Keith White
c.c.Moline Estates Ltd

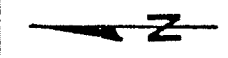
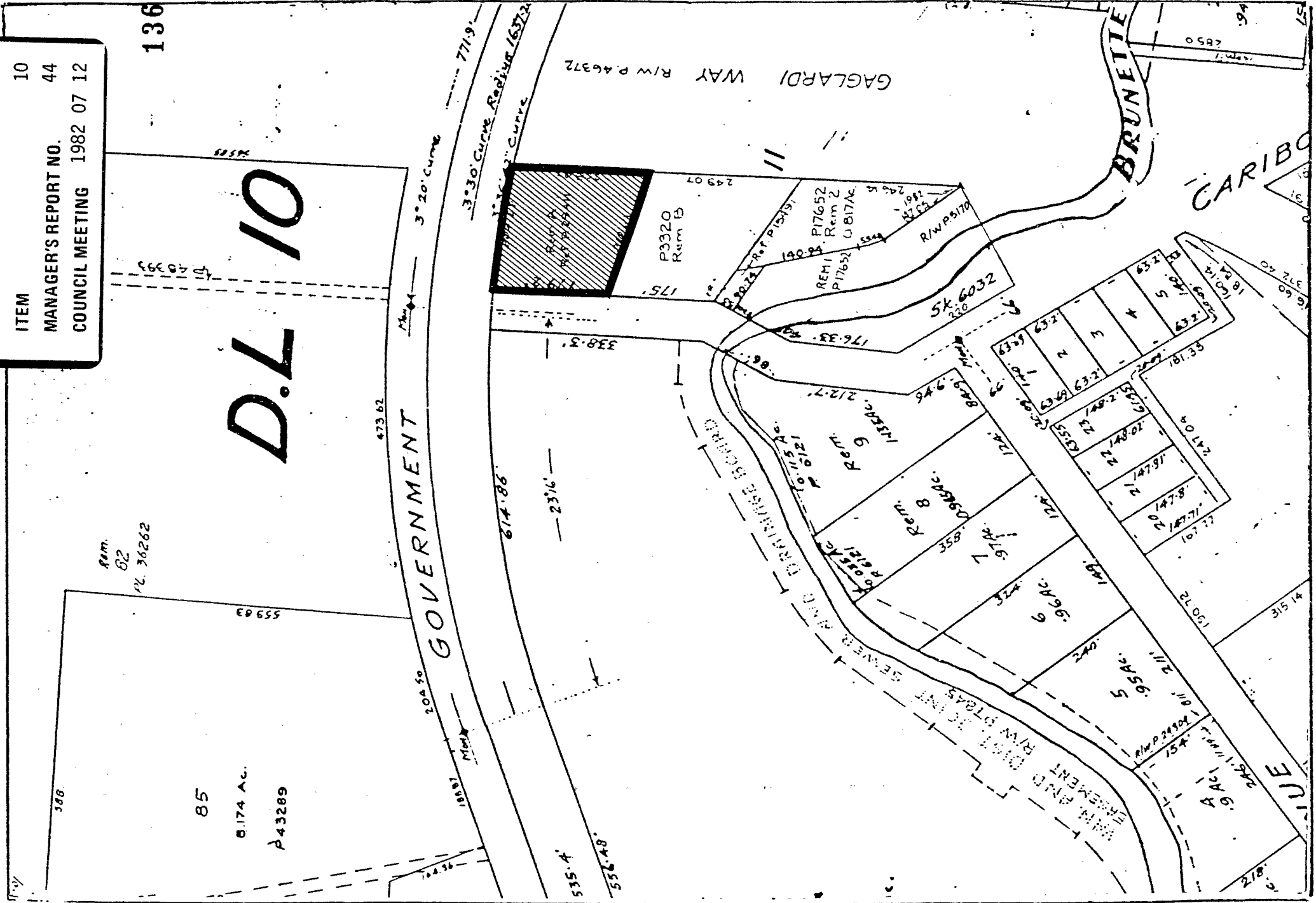


DESIGNER
KEITH WHITE

Keith White Designer, Ltd.
1420 Austin Avenue,
Coquitlam, B.C., Canada V3K 3P5
(604) 931-3522/936-2511

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D.L. 10



Date
 1982 MARCH

 Burnaby Planning Department

Scale
 1:2400

REZONING REFERENCE # 10/82

Drawn By

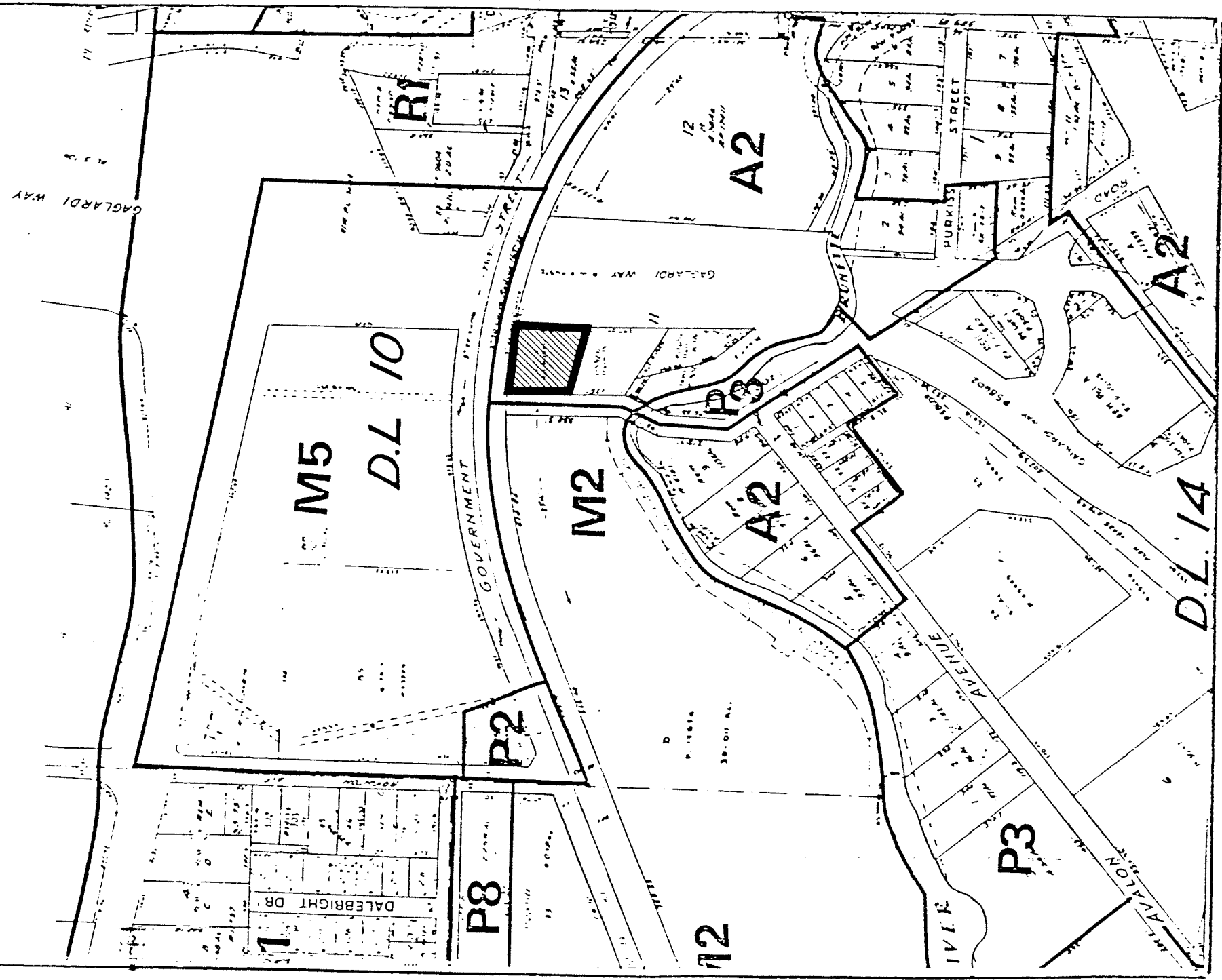


subject site

sketch #1

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S T R I P M A P B



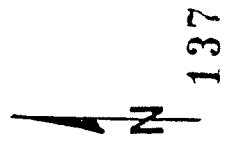
Burnaby Planning Department


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REZONING REFERENCE #10/82

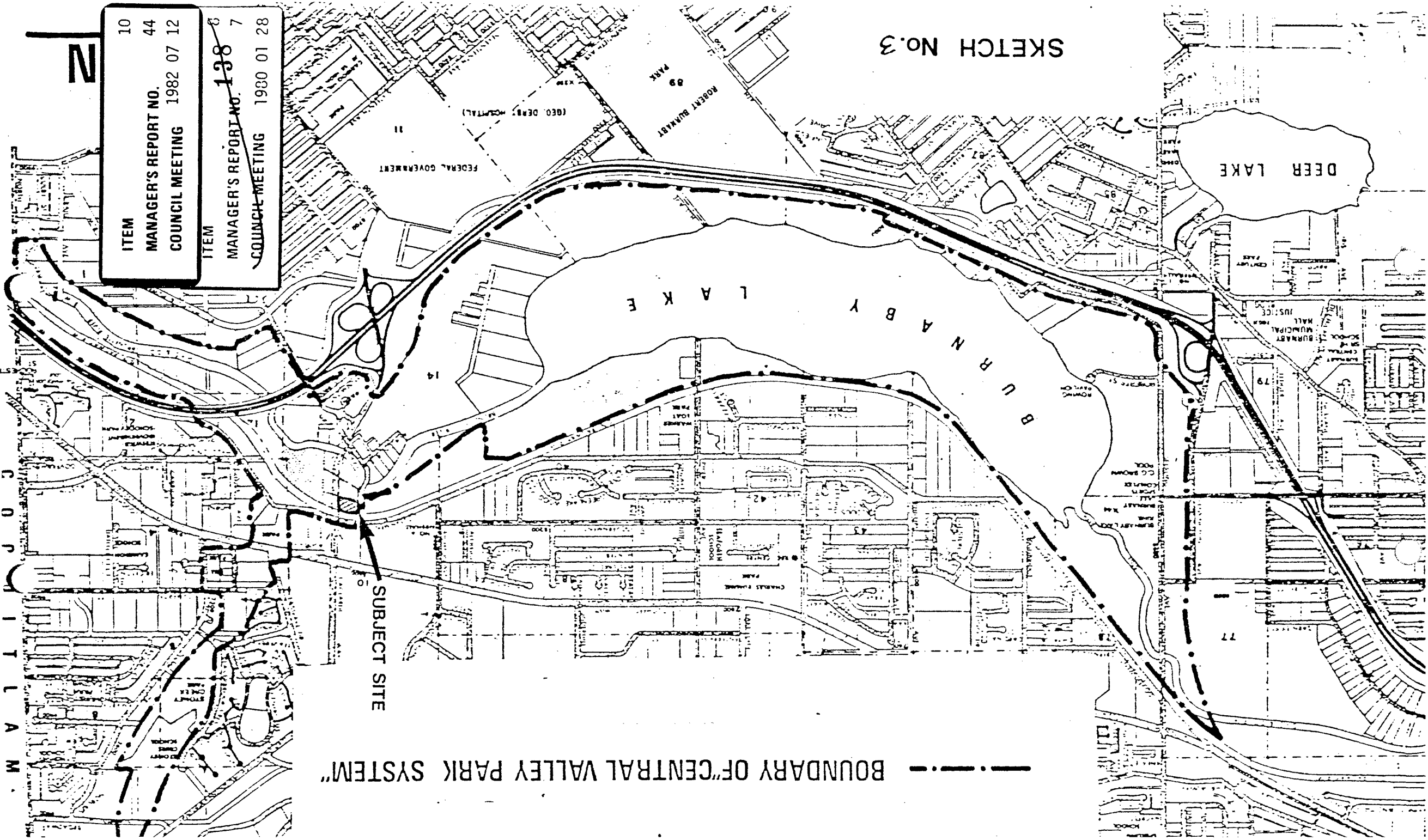


 subject site

sketch #2

SKETCH NO.3

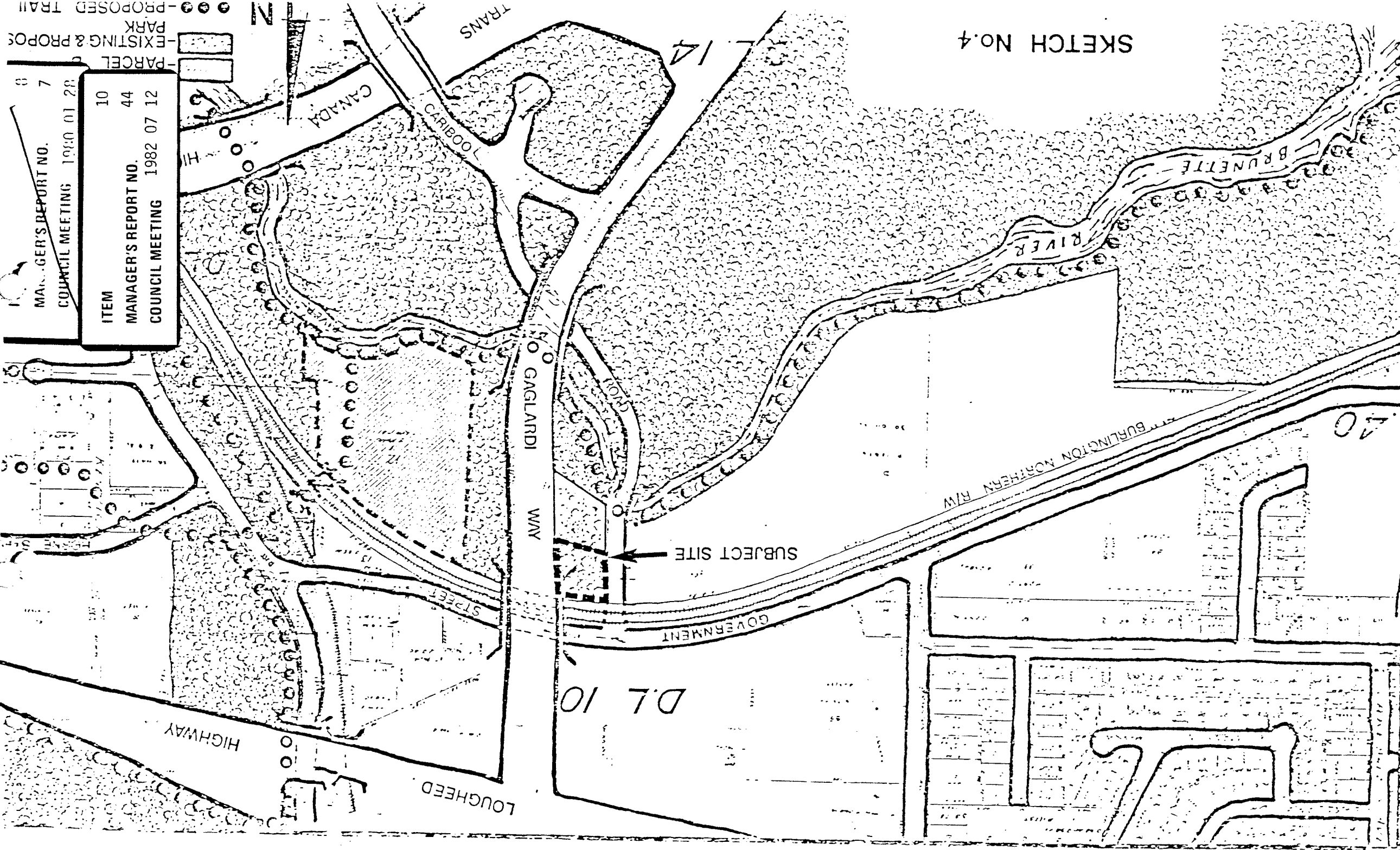
BOUNDARY OF "CENTRAL VALLEY PARK SYSTEM"



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C O U N C I L A M

SKETCH NO. 4



○ ○ ○ ○ - PROPOSED TRAIL
 ○ ○ ○ ○ - EXISTING & PROPOSED PARK
 - PARCEL

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