

RE: REVIEW OF M3a (HEAVY INDUSTRIAL) DISTRICT
SOUTHWESTERLY SECTOR OF BIG BEND DEVELOPMENT PLAN

ACTING MANAGER'S RECOMMENDATIONS:

1. THAT the recommendations of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1988 September 19

FROM: DIRECTOR PLANNING & BUILDING INSPECTION
Our File: 15.601
X-Ref: RZ 2/88
02.240 Sec. (400)

SUBJECT: REVIEW OF M3a (HEAVY INDUSTRIAL) DISTRICT
SOUTHWESTERLY SECTOR OF BIG BEND DEVELOPMENT PLAN

PURPOSE: To provide Council with additional information on the impact of deleting junk yards as a permitted use in Burnaby and to advance recommendations changing the nature and boundaries of the M3a district in the Big Bend area.

RECOMMENDATIONS

1. THAT Section 403.1 (Uses Permitted) of the Burnaby Zoning Bylaw be amended as outlined in Section 5.0 of this report and that this amendment be advanced to First Reading on 1988 November 01 and to a Public Hearing on 1988 November 22 at 19:30h.
2. THAT staff be authorized to prepare and submit a rezoning bylaw changing the zoning from M3a (Heavy Industrial) District to M1 (Manufacturing) District for those properties referenced on Figure 6 attached and more particularly described in the 1988 July 25 Municipal Manager's Report No. 49, Item No. 6.
3. THAT staff be requested to submit a further report providing recommendations on the establishment of appropriate zoning regulations permitting the establishment of recycling facilities within the M3a district based on the proposed GVRD comprehensive regional recycling strategy.
4. THAT a copy of this report be sent to the registered owners of all properties currently zoned M3a.

SUMMARY

This report reviews the ramifications of deleting junk yards as a permitted use in the M3a district. It is recommended that this provision be deleted at this time thereby prohibiting any additional facilities locating in the Big Bend area. Existing operations would be permitted to continue as non-conforming uses. Recognition is given to the need to provide for recycling facilities in Burnaby within the context of a comprehensive regional recycling strategy. The M3a area is considered appropriate for these activities and once guidelines are established for such operations, it is proposed to provide for their inclusion within the M3a district as a permitted use.

R E P O R T

1.0 COUNCIL REFERRAL

Council, on 1988 July 25, received the Municipal Manager's Report No. 49, Item 06 regarding the review of the M3a (Heavy Industrial) District in the Big Bend area. This report was referred back to staff to investigate the impact of deleting all provision for junk yards in any zone in Burnaby on waste reduction, recycling and recovery in Burnaby. Copies of this report have been made available to the Council members and copies are available in the Clerk's Department if required by others.

2.0 BACKGROUND

In the previous report it was noted that there are a number of smaller junk yards within the study area, some of which are operated in conjunction with automobile wrecking yards. One major facility (ABC Recycling) is located adjacent to the study area at the southwest corner of the intersection of Marshland Avenue and Meadow Avenue. This property, which is 9.7 acres in size, is however, proposed for redevelopment for comprehensive industrial use in the longer term.

Given the fact that the Big Bend area is entering a transition phase and is beginning to experience higher quality industrial development, it was this department's recommendation that provision for junk yards be deleted as a permitted use.

The net effect of this deletion would be to prevent any additional junk yards from establishing in the M3a District. Existing facilities would then become non-conforming uses. Provision is made for the continuance of such uses under Section 970 of the Municipal Act as referenced in the 1988 July Municipal Manager's Report.

3.0 EXISTING SITUATION

Council, on 1988 September 19, received the Municipal Manager's Report No. 59, Item #18, regarding the recycling of municipal refuse. This report provided an overview of local recycling initiatives for Council's information. It concluded that any major recycling initiative should be coordinated and implemented on a regional basis if recycling initiatives are to be effective.

As a result of Council's consideration of this report, a recommendation was adopted supporting the development of a comprehensive regional recycling strategy by the Greater Vancouver Regional District in association with member Municipalities, as further outlined in the Manager's report.

In reviewing the role of existing junk yards in the Big Bend area in recycling initiatives, staff determined that metals from the GVRD incinerator are transferred to ABC Recycling. These metals include large items such as appliances which are recovered from the refuse prior to incineration and other ferrous metals which are recovered from the incinerated residue by a magnetic separator. In addition, ABC Recycling and other junk yards receive and recycle a variety of metal items from other sources including scrapped vehicles. The major user of these metals locally has been Western Canada Steel. This facility has recently closed and consequently, other markets will need to be established.

4.0 CONCLUSIONS

It is evident that existing junk yards within M3a areas contribute to the recovery of metals for re-use. However, there are other aspects of junk yard operations which are not considered conducive to promoting an image that this is an emerging high-quality industrial area.

In reviewing this situation, staff believes a substantive case can be made for establishing recycling facilities in the Big Bend industrial area providing suitable criteria are employed. In order to ensure that any such operations reflect the proposed comprehensive regional recycling strategy and any resulting implementation plan, it is recommended that Council await the completion of this proposed study before initiating specific measures for Burnaby's Big Bend area.

In the interim, it is proposed to delete "junk yards" as a permitted use within the M3a zone to prevent additional operations locating in the Big Bend prior to the establishment of appropriate regulations. Existing operations would be permitted to continue as non-conforming uses under Section 970 of the Municipal Act (as referenced in Appendix C of the 1988 July 25 Municipal Manager's Report No. 49).

5.0 ADVANCEMENT OF MEASURES TO UPGRADE THE REGULATIONS AND ALTER THE BOUNDARIES OF THE M3a DISTRICT

As the recommendations revising the scope of the M3a regulations together with the area boundaries were contained in the 1988 July 25 report referred to staff, it is necessary to resubmit specific recommendations for Council's consideration. They are as follows:

Section 403.1 (15) of the Zoning Bylaw would be amended to state:

The following additional uses in areas having an M3a designation:

(a) Automobile wrecking yards, provided that such uses are located 30m (98.43 feet) or more from the zoning boundary of an A2, R or RM District and are completely enclosed by a solid 2.4m (8.87 feet) fence or wall, which shall be uniformly painted and well maintained and not used for advertising or display purposes or for the posting of notices. Such uses shall be separated from an adjoining street or from a directly abutting A2, R or RM District, by a fully and suitably landscaped and properly maintained strip of not less than 1.8m (5.91 feet) in width in which case the required solid fence or wall shall be located on the interior or rear side of this landscaped strip.

(b) Pounds, provided that all buildings, structures, cages, pens or runs used for such purpose are located at a distance of not less than 24.5m (80.38 feet) from all street or lot lines.

Provision for animal beauty parlours; kennels, riding academies, and the keeping of bees, cows, goats, horses, mules, pigeons, poultry, sheep or fur bearing animals for commercial purposes; meat processing; and the storage of explosives would be deleted as permitted uses.

Certain properties along the northerly edge of the M3a area would be rezoned from M3a to M1 to provide an appropriate interface with Marine Way as referenced on Figure 6 of the 1988 July 25 Municipal Manager's Report No. 49, Item #06.

A separate report has been submitted to Council regarding the advancement of Rezoning Reference #2/88 which has been held in abeyance pending the M3a review.



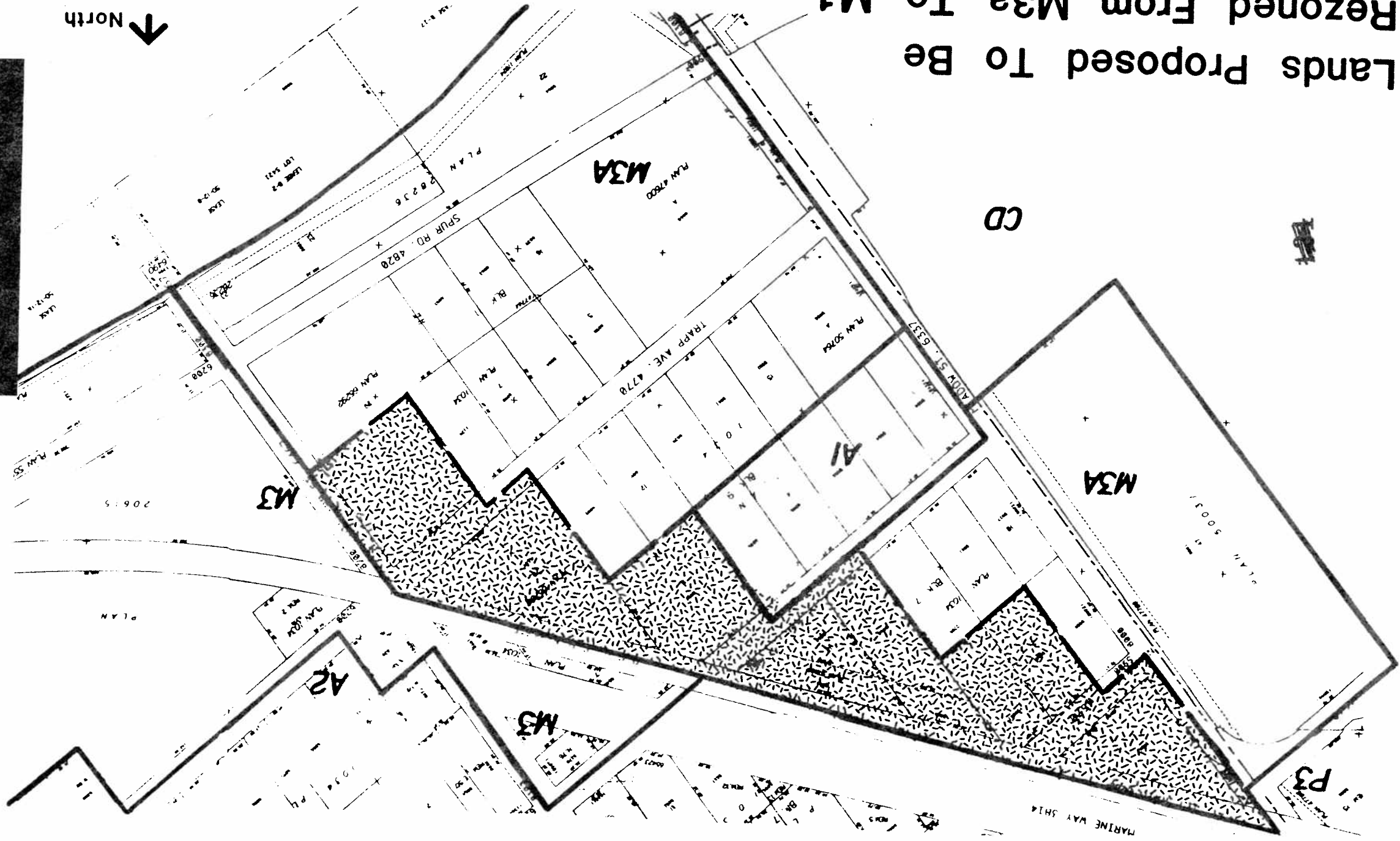
A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

PB/mcb
Attachs:

cc: Municipal Solicitor
Director Engineering
Municipal Clerk
Chief Public Health Inspector
Chief Licence Inspector

ITEM 16
MANAGER'S REPORT NO. 61
COUNCIL MEETING 88/09/26

Figure 6



Lands Proposed To Be
Rezoned From M3a To M1

