

ITEM 17
MANAGER'S REPORT NO. 61
COUNCIL MEETING 88/09/26

RE: REZONING REFERENCE #2/88
5924, 5954, 5984 THORNE AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 SEPTEMBER 21

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

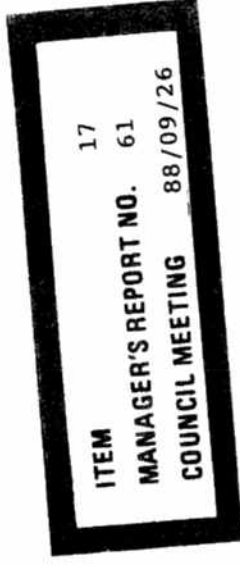
SUBJECT: REZONING REFERENCE #2/88
5924, 5954 & 5984 THORNE AVENUE

PURPOSE: The purpose of this report is to forward the subject rezoning to First Reading and a Public Hearing.

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RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1988 November 01 and to a Public Hearing on 1988 November 22 at 7:30 p. m. and that the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designated 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 consolidation of the net project site into two legal parcels.
 - e) The granting of any necessary easements.
 - f) The dedication of any rights-of-way deemed requisite.
 - g) The approval of the Ministry of Transportation and Highways to the rezoning application.

PLANNING & BUILDING INSPECTION
RZ REFERENCE #2/88
5924, 5954 & 5984 THORNE AVENUE



- 2 -

169

R E P O R T

1.0 BACKGROUND INFORMATION

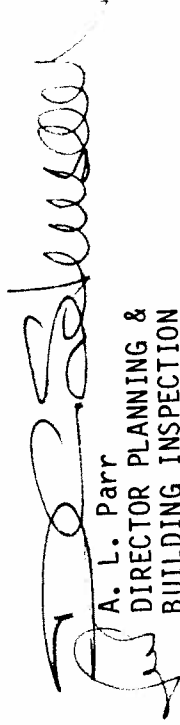
- 1.1 On 1988 March 21 Council received a report regarding an application to rezone the subject site (see attached sketch #1) from A1 Agricultural District to M3a Heavy Industrial District to permit the establishment of an auto wrecking and/or storage yard. Council adopted a motion holding this rezoning request in abeyance, pending a review of the future of M3a District development in the Big Bend area.
- 1.2 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. The 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.
- The report responding to this issue and the proposed text amendments appears elsewhere on this agenda.
- 1.3 For the information of Council, the subject properties are not located within the Agricultural Land Reserve.

2.0 GENERAL DISCUSSION:

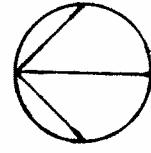
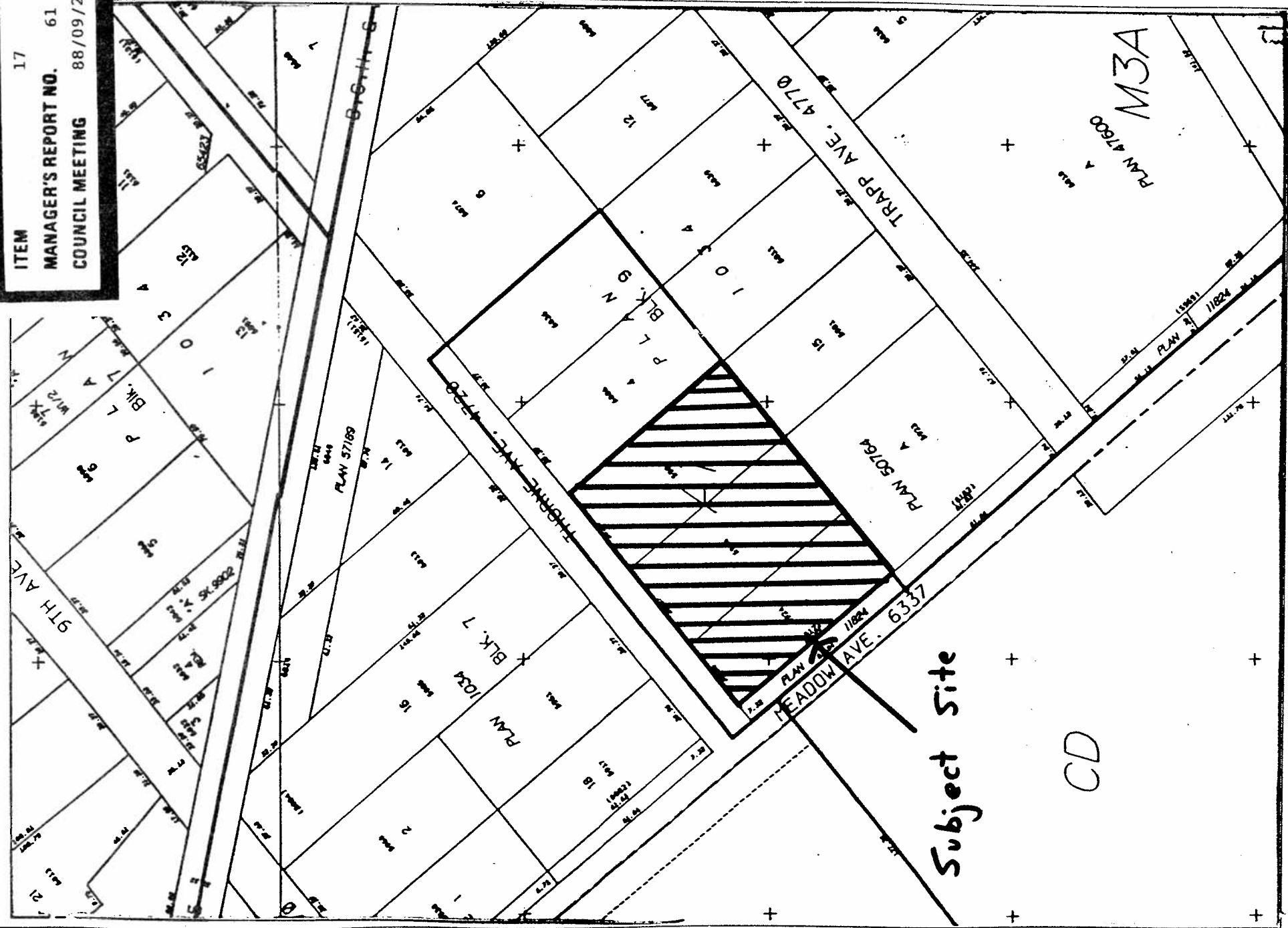
- 2.1 In light of the relative isolation of these agriculturally zoned properties within a heavy industrial area, their M3a Heavy Industrial District designation, the Big Bend Development Plan (see attached sketch #2) and the Zoning Bylaw text amendments that have been recommended for the M3a District, the Planning & Building Inspection Department would support the request to rezone the subject properties to the M3a Heavy Industrial District.
- 2.2 The recommended text amendments include the elimination of the provision for animal beauty parlours; kennels, riding academies, and the keeping of bees, cows, goats, horses, mules, pidgeons, poultry, sheep or fur bearing animals for commercial purposes; peat processing; and the storage of explosives as permitted uses in the M3a District. The accompanying report on M3a zoning in the Big Bend also recommends increased screening and landscaping requirements in connection with the permitted M3a District uses, as well as the rezoning of several M3a zoned properties along Marine Way to the M1 Manufacturing District.
- 2.3 If Council concurs with the recommendations contained in the accompanying report on the M3a District, it would be appropriate to forward Rezoning Reference #2/88 to First Reading and a Public Hearing, with future development to be in accordance with the recommended Zoning Bylaw text amendments.

AW
BW:bd

Attachment


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM 17
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BURNABY
 Planning &
 Building Inspection
 Department

REZONING REFERENCE # 2/88170

SKETCH 1

| | |
|-----------|-----------|
| Date: | SEPT 1988 |
| Scale: | 1:2000 |
| Drawn By: | REN |

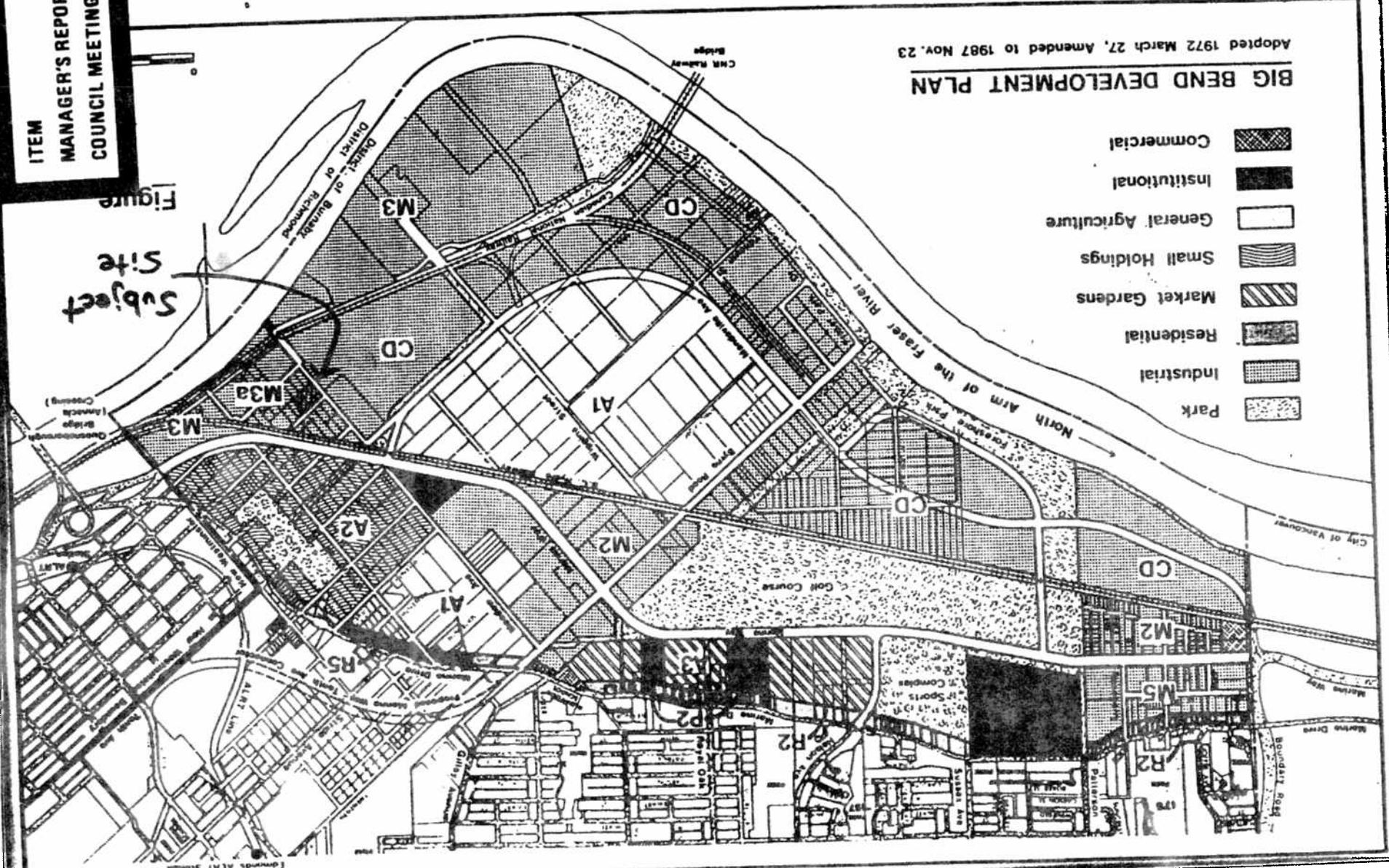
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Subject Site
 Figure

171

BIG BEND DEVELOPMENT PLAN
 Adopted 1972 March 27, Amended to 1987 Nov. 23

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



BURNABY
 Planning &
 Building Inspection
 Department

Date: 1988 SEPT

Scale:

Drawn By: *REN*

REZONING REFERENCE # 2/88

SKETCH 2