

ITEM 2
MANAGER'S REPORT NO. 60
COUNCIL MEETING 89/09/25

RE: PROPOSED CD INDUSTRIAL DEVELOPMENT IN THE BIG BEND AREA
MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 September 20
FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 02.120.5
X-Ref: 15.601

SUBJECT: PROPOSED CD INDUSTRIAL DEVELOPMENT IN THE BIG BEND AREA
PURPOSE: To inform Council of Burnaby Business Park's CD industrial development proposal in the Big Bend Area.

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RECOMMENDATIONS:

1. THAT a copy of this report be sent to Mr. Art Cowie, Project Manager, Abbey Woods Property Services Ltd., 501 - 1525 Robson Street, Vancouver, B.C., V6G 1C3.

REPORT

1.0 PURPOSE OF REPORT

The purpose of this report is to advise Council of a proposed industrial development on lands owned by Burnaby Business Park Properties Limited in the Big Bend area. This report is preparatory to the submission of rezoning and subdivision applications by the owner.

2.0 THE SITE

In January 1989, Burnaby Business Park Properties Ltd. purchased 265 acres of land in the Big Bend area (Figure 1 attached). It was previously owned by South Burnaby Enterprises, a B.C. Hydro company. In Burnaby's Official Community Plan and the Big Bend Development Plan (adopted by Council on 1972 March 27), the northerly 218 acres are designated A1 (Agricultural District) and are within the Agricultural Land Reserve. The remaining 47 acres are zoned CD (Comprehensive Development District) - Industrial. Presently, the entire property is undeveloped.



Abbey Woods Property Services Ltd. has presented a development proposal for the 47 acres of industrial land. The crescent-shaped site is bounded by Tillicum Street to the west, Wiggins Street to the east, and the C.N.R. right-of-way to the south. This site is generally flat, with the western third lying within the designated Fraser River flood plain. Most of the adjacent lands to the south and east are owned by Canadian National Railway, as shown in Figure 2 attached.

3.0 GENERALIZED DEVELOPMENT GUIDELINES FOR CD BYLAW AMENDMENT

This report pertains only to the development of the 47-acre industrial site.

3.1 Land Uses

The basic plan is to provide for the establishment of a unified, comprehensively planned industrial park with a range of industrial uses. It will be necessary to amend the existing CD zone and incorporate guidelines for development. For individual developments in the future, an application for an amendment to this zone can then be made with confidence that overall development guidelines have been established and adopted by Council. This approach is mutually advantageous to the developer and the Municipality as it permits incremental development according to market demands while ensuring compatibility with an overall objective for a high quality industrial park.

Without limiting the generality of land use types, it is considered appropriate to locate M5 (Light Industrial) and certain M1 (Manufacturing) uses on the northerly portion of the site which is adjacent to the lands in the Agricultural Land Reserve (refer to Figure 3 attached).

While M5 and M1 uses would also be appropriate to the southerly portion of the site, there may be an opportunity to include certain M2 (General Industrial) or M3 (Heavy Industrial) uses which are clean and labour-intensive and which do not have a negative impact on the agricultural lands. As well, it may be possible for those businesses located in this southerly portion to utilize the adjacent railway.

3.2 Subdivision Configuration

Figure 3 shows a potential subdivision configuration. In order to accomplish this subdivision, it will be necessary to finalize a land exchange with the adjacent owner (presently, C.N.R.) as shown on the attached Figure 4. In the event that it is not possible to achieve such an exchange, consideration could be given to processing an interim subdivision of the Burnaby Business Park lands as illustrated on the attached Figure 5.

The proposed subdivision configuration (Figure 3) shows a variety of lot sizes which will accommodate a range of industrial activities. After a final development plan has been established and adopted by Council, it will be possible to adjust these interior lot lines to meet the specific site requirements of individual developments.

In order to provide for the consolidation and resubdivision of lots, including the dedication and construction of the central access road, a Highway Exchange Bylaw is required.

3.3 Central Access Road

An industrial collector road (part of the Big Bend loop road) is proposed to bisect the site. Several options have been explored regarding the location of the road. The following criteria were used in selecting the proposed location:

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- The alignment of the road and associated fill areas are to be outside the Agricultural Land Reserve (ALR).
- The alignment should not have a destabilizing effect on the existing water and sewer lines and should provide for efficient site servicing.
- The alignment should have provision for continuity with the loop road.

3.4 Services

The developer will be required to provide services to an urban industrial standard. The effect of any landfill for floodproofing purposes on the existing water and sewer lines will need to be determined and measures incorporated into the servicing program to ensure that these services are adequately protected.

The developer has indicated that the existing services may be replaced and new services constructed within the proposed central access road so that the industrial sites can be more efficiently serviced.

3.5 Environmental and Geotechnical Considerations

One of the goals of the Official Community Plan is to "support and encourage expansion of agricultural production and support services in keeping with the Big Bend Agricultural Land Reserve Area designation". Therefore, the environmental impacts of this industrial development on the adjacent agricultural lands must be addressed.

As shown in the attached Figure 3, portions of the lands proposed to be subdivided are zoned A1 and within the ALR. The Subdivision Control Bylaw requires a subdivision to "be suited to the use to which it is intended". Therefore, the development of this industrial park should preserve and enhance the farming potential of the adjacent A1 lands to the north.

Of particular importance is the impact of fill placement on the existing groundwater and drainage patterns and on the agricultural capability of the A1 lands. A major drainage channel presently runs through the site as shown on the attached Figure 6. It will be necessary for the developer to prepare a drainage management plan to specifically address the methods by which the groundwater and drainage within the industrial and A1 lands will be accommodated.

The fill placed on the industrial sites, including the toe slopes, must be on lands outside the ALR boundary. Consideration will also need to be given to landscaping and maintenance provisions to protect the industrial/agricultural interface.

3.6 Design Guidelines


Design guidelines for the streetscapes, individual sites and buildings will be established to create an appealing environment for businesses and employees within this industrial park.

4.0 CONCLUSION

This first report is intended to inform Council of the proposed zoning framework and guidelines for the development of a unified, high quality industrial park in the Big Bend area. As a component of this proposal, the agricultural capability of the adjacent A1 lands must be protected and enhanced.

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Unless otherwise directed by Council, staff will pursue more detailed work with the developer leading towards the submission of rezoning and subdivision applications.


A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

SL/PB/jp











Attachments: 6

cc: Acting Director Engineering

Adopted 1972 March 27, Amended to 1987 Nov. 23

BIG BEND DEVELOPMENT PLAN

Burnaby Business Park Properties Ltd. - 265 acres.

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

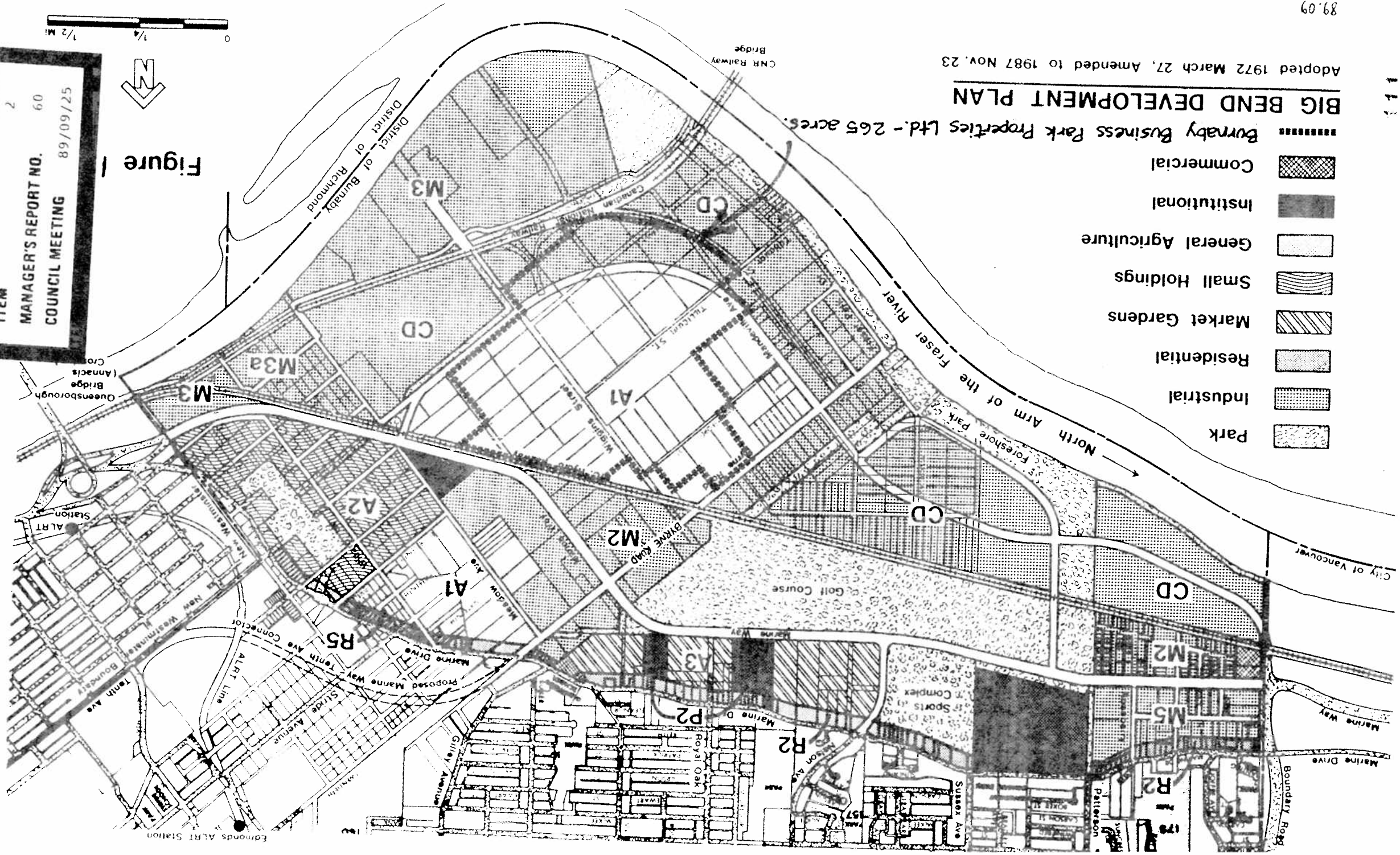
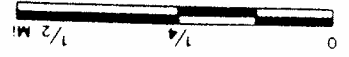


Figure 1

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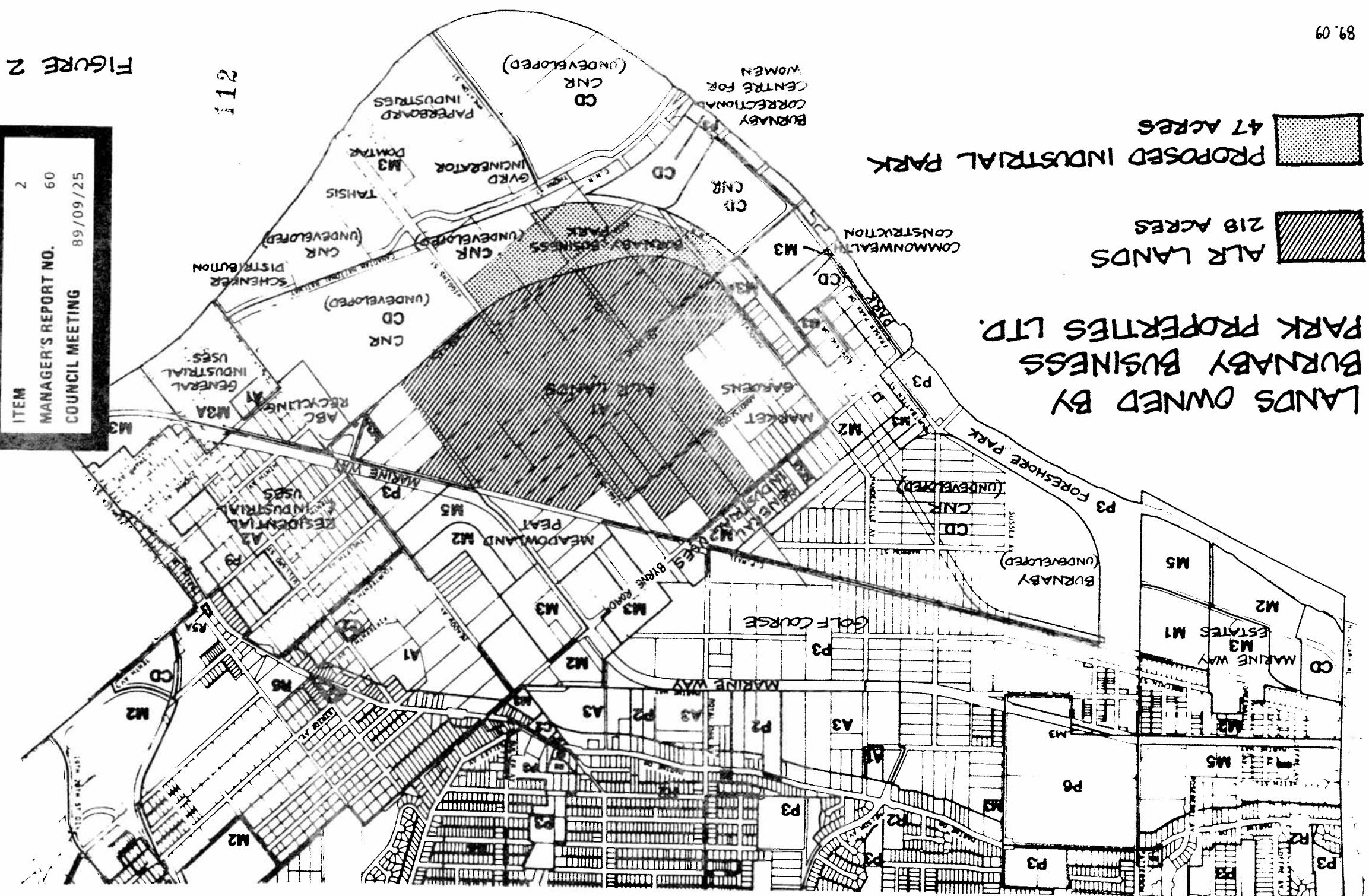


FIGURE 2

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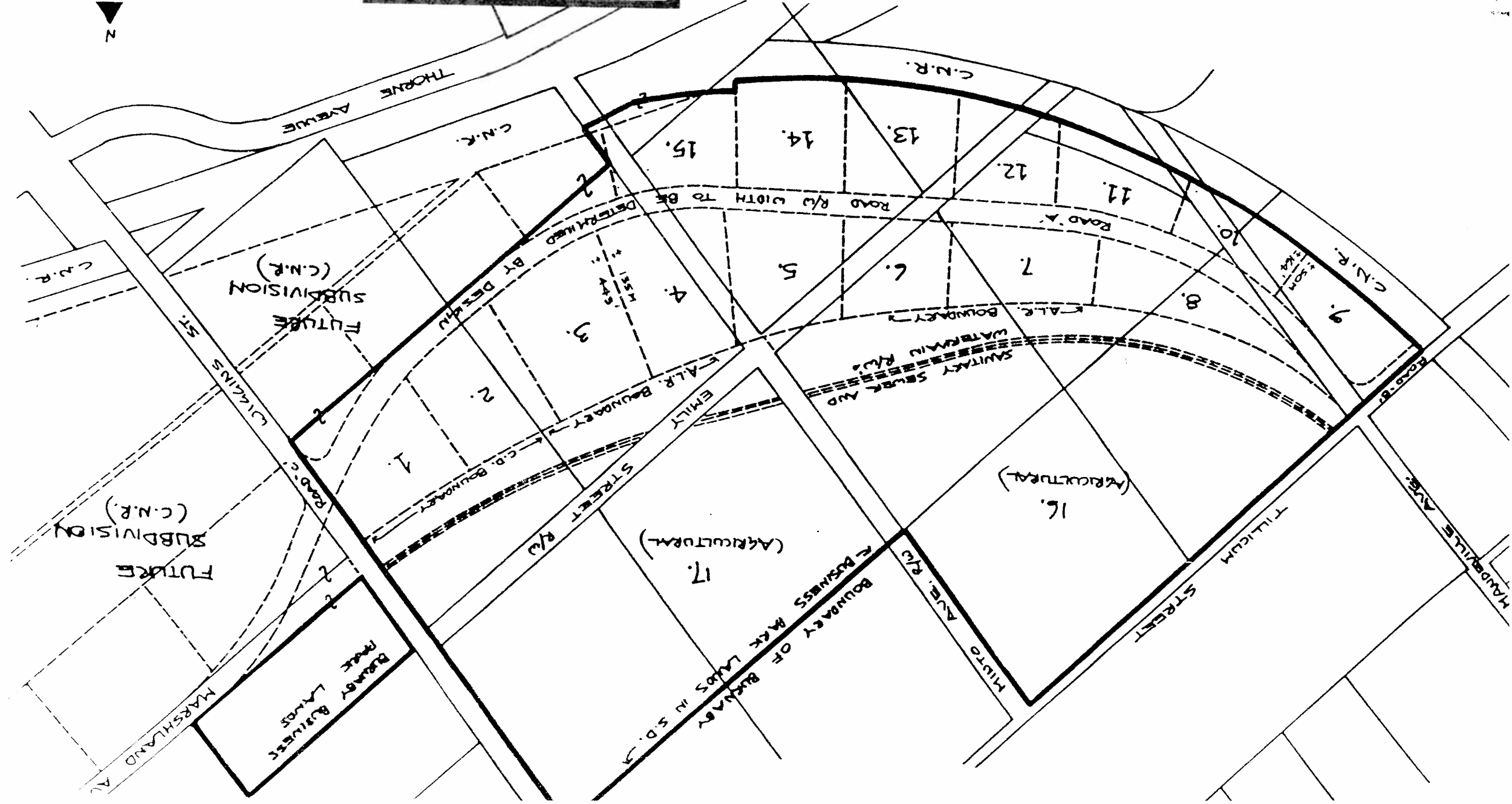
LANDS OWNED BY
BURNABY BUSINESS
PARK PROPERTIES LTD.
218 ACRES

PROPOSED INDUSTRIAL PARK
47 ACRES

SUBDIVISION GUIDE PLAN

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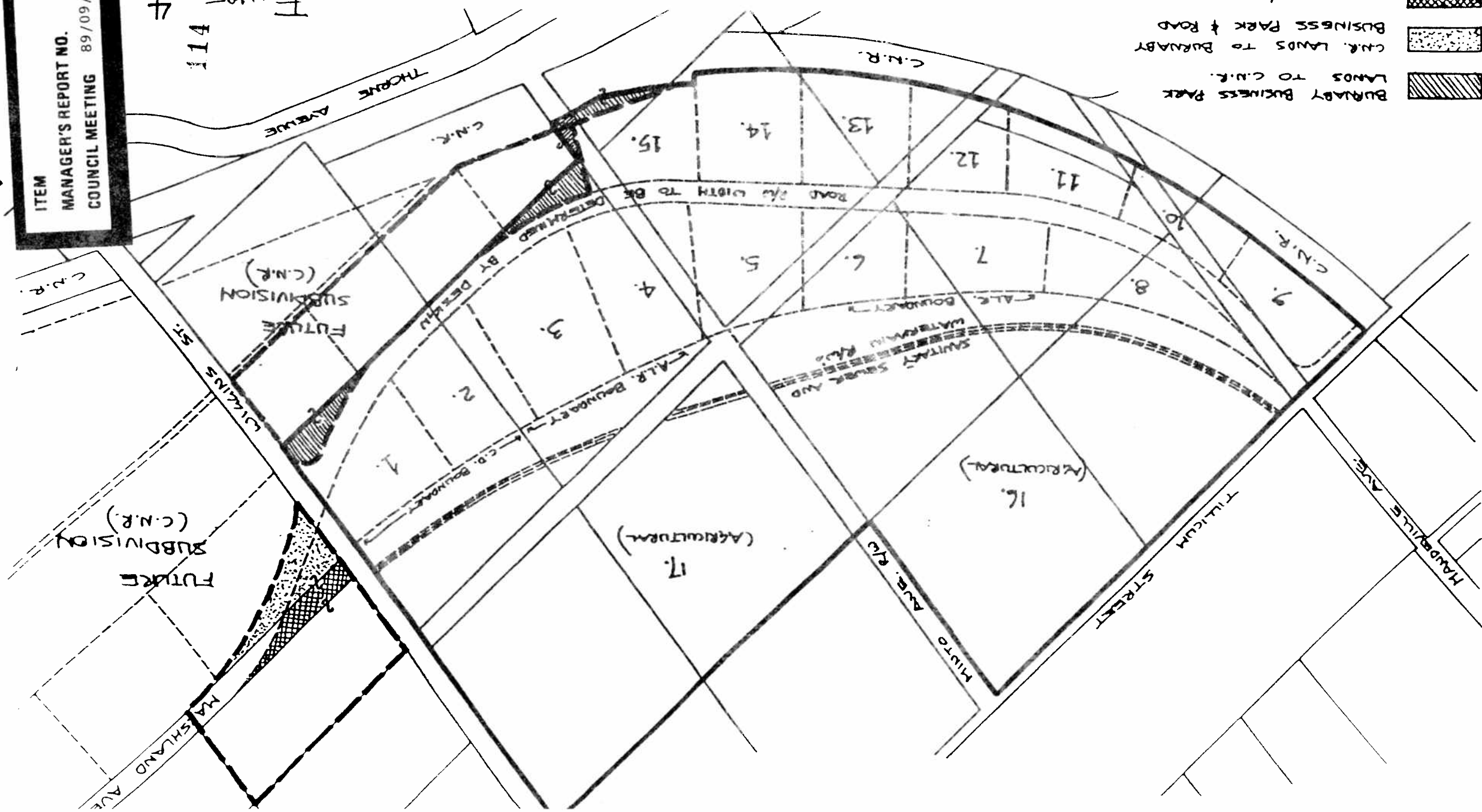
Scale 1:4000
 approximate
 Figure 3









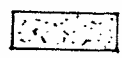
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SCALE 1:4000
 APPROXIMATE
 FIGURE 4
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LAND EXCHANGE



-  BURBURY BUSINESS PARK
-  LANDS TO C.N.R.
-  C.N.R. LANDS TO BURBURY BUSINESS PARK & ROAD
-  BURBURY P/W TO BBT. BUSINESS PARK
-  BURBURY P/W TO C.N.R.

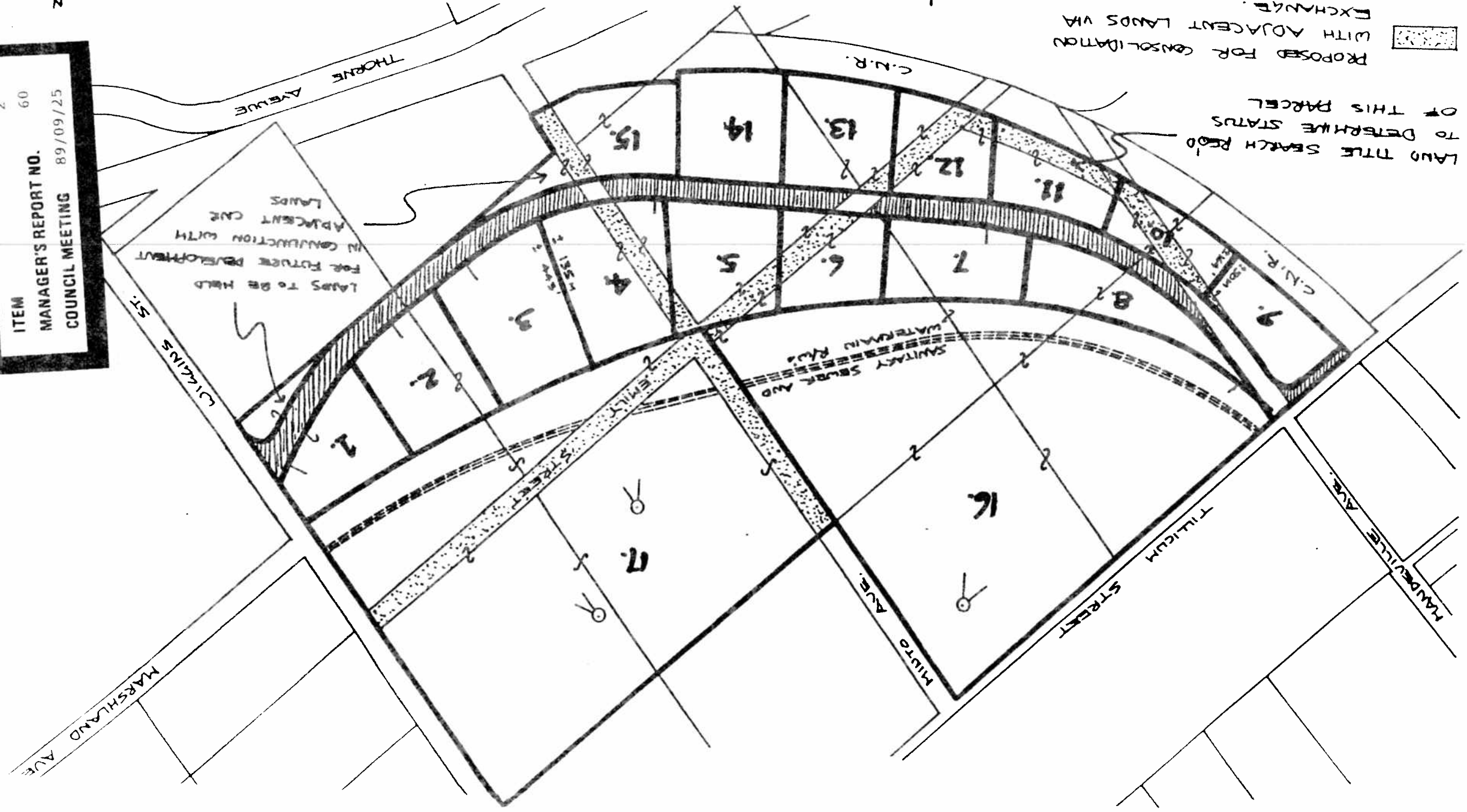
 ROAD RIGHT-OF-WAY TO BE DEDICATED VIA EXCHANGE
 EXCHANGE WITH ADJACENT LANDS VIA EXCHANGE
 PROPOSED FOR CONSOLIDATION OF THIS PARCEL TO DETERMINE STATUS OF THIS PARCEL

INTERIM SUBDIVISION OF BURNABY BUSINESS PARK LANDS

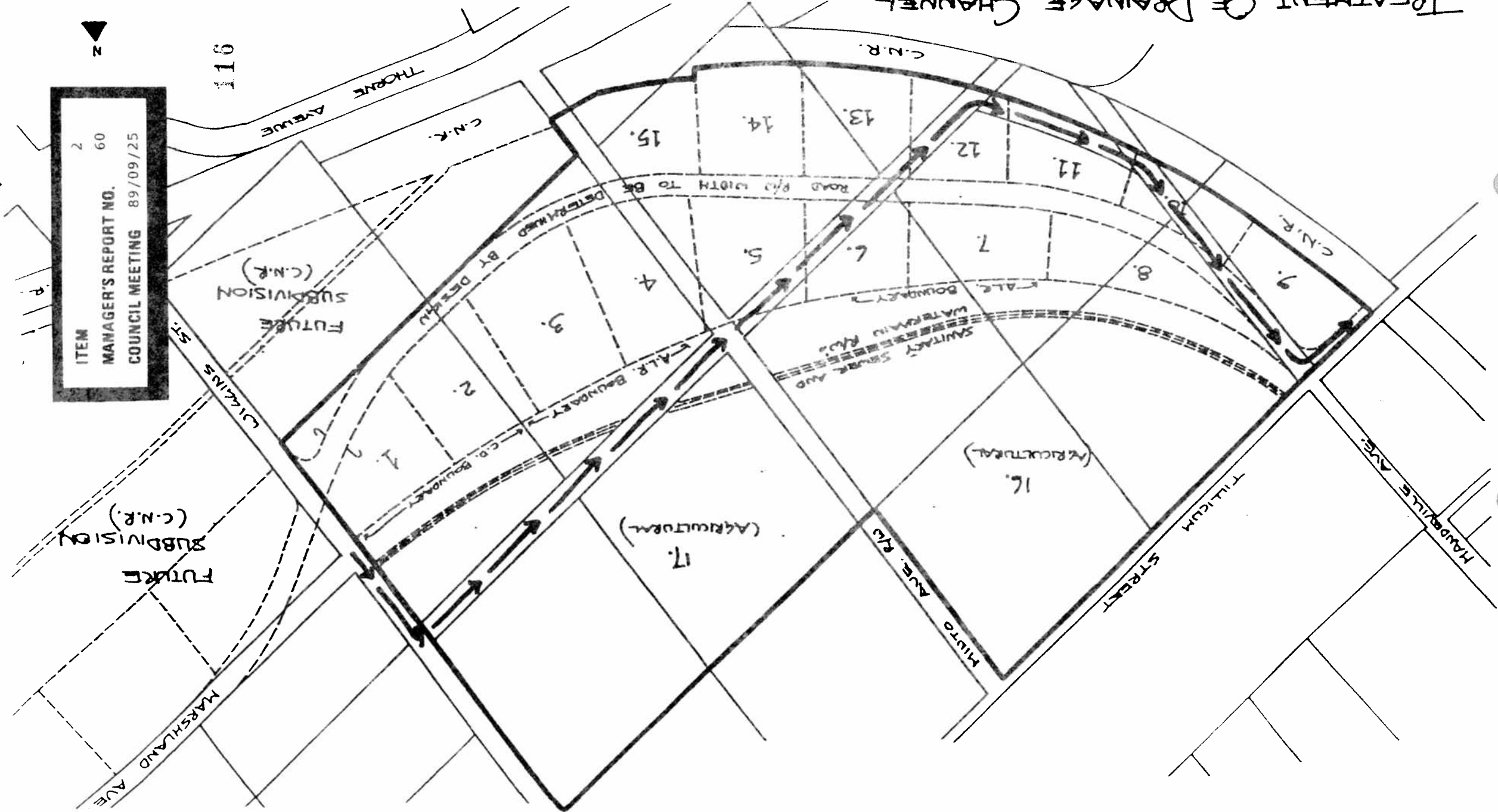
Figure 5
 Scale 1:4000

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LANDS TO BE HELD FOR FUTURE DEVELOPMENT IN CONNECTION WITH ADJACENT C&E LANDS



TREATMENT OF DRAINAGE CHANNEL
 RECD. TO MAKE LOTS 16, 17 & ADJACENT
 LANDS SUITABLE FOR FARM USE



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Figure 6
 SCALE 1:4000
 approximate