

TO: MUNICIPAL MANAGER
 FROM: DIRECTOR PLANNING & BUILDING INSPECTION
 RE: REZONING REFERENCE NO. 64/90

DATE: 1990 November 02

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING & BUILDING INSPECTION
 REZONING REFERENCE #64/90
 1990 NOVEMBER 02

1.0 GENERAL INFORMATION:

- 1.1 Applicant: The Corporation of the District of Burnaby
 4949 Canada Way
 Burnaby, B.C.
 V5G 1M2
- 1.2 Subject: Application for the rezoning of:
 D.L. 173, Block 9, Lot 7 except: Part on Statutory Right-Of-Way, Plan 68847, Group 1, N.W.D., Plan 1034;
 D.L. 173, Block 9, northerly 76 feet of Lot 8 except: Part on Statutory Right-Of-Way Plan 68847, Group 1, N.W.D. Plan 1034;
 D.L. 173, Block 9, Lot 8 except: Firstly: northerly 76 ft., Secondly: Part on Statutory Right-Of-Way Plan 68847, Group 1, N.W.D., Plan 1034;
From: M3 Heavy Industrial District
To: A2 Small Holdings District
- 1.3 Addresses: 6148 Thorne Avenue;
 6178 Thorne Avenue;
 8167 Willard Street;
- 1.4 Location: The subject site is bounded by Thorne Avenue, Willard Street and the Canadian Pacific Railway right-of-way as referred to on Figure #1 attached.
- 1.5 Size: The portion north of Marine Way is triangular in shape with an area of approximately 1,436 m² (15,454 sq. ft.).
 The portion south of Marine Way is linear in shape with an area of approximately 1,898 m² (6,227 sq. ft.).

ITEM	Supplementary	22
MANAGER'S REPORT NO.		67
COUNCIL MEETING	90/11/05	

- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information. 188
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject properties into conformance with the adopted Big Bend Development Plan and the Official Community Plan.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

The surrounding neighbourhood north of Marine Way is developed primarily with single-family dwellings on larger lots. Many of the residents are engaged in farming (market gardens), nursery cultivation, and greenhouse activities. Marine Way, which is a Provincial primary arterial roadway, bisects these properties.

The area south of the C. P. Railway is developing as a Heavy Industrial area.

Thorne Avenue and Willard Street are constructed to a paved standard.

3.0 BACKGROUND INFORMATION:

- 3.1 These properties are designated for residential use in the adopted Big Bend Development Plan (Figure #2 attached). The Land Use Framework map in the Official Community Plan designates them for single and two family housing.
- 3.2 These properties, which are zoned M3 Heavy Industrial District, are owned by the British Columbia Hydro and Power Authority. They previously abutted a railway right-of-way which was leased by B. C. Hydro Rail and presumably were being held for development which would be in support of this railway.
- B. C. Hydro Rail no longer leases this railway right-of-way and it has reverted to the Canadian Pacific Railway.
- 3.3 With the construction of Marine Way, portions of these properties were acquired for road right-of-way. This action effectively severed the majority of the lands from the railway.

4.0 GENERAL CONSIDERATIONS:

- 4.1 The retention of the historic M3 Heavy Industrial zone is inappropriate, given that the developable portion of these properties is now physically separated from the railway as well as the designated industrial area south of Marine Way.
- 4.2 The surrounding area is well established as a large lot residential area and it is, therefore, appropriate to rezone the subject properties to A2 Small Holdings District to bring them into conformity with the balance of the neighbourhood, north of Marine Way.

5.0 SUMMARY:

This rezoning is being advanced as a component of the ongoing implementation of the Big Bend Development Plan to remove the potential for its industrial development which would be considered incompatible with the surrounding neighbourhood.

ITEM	Supplementary	22
MANAGER'S REPORT NO.		67
COUNCIL MEETING		90/11/05

6.0 RECOMMENDATION:

6.1 **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1990 November 26 and to a Public Hearing on 1990 December 18 at 7:30 p.m., and that the following be established as prerequisites to the completion of the rezoning:

- a) Approval of the Ministry of Transportation and Highways.

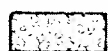



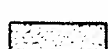




A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

PB:ap

Attach.

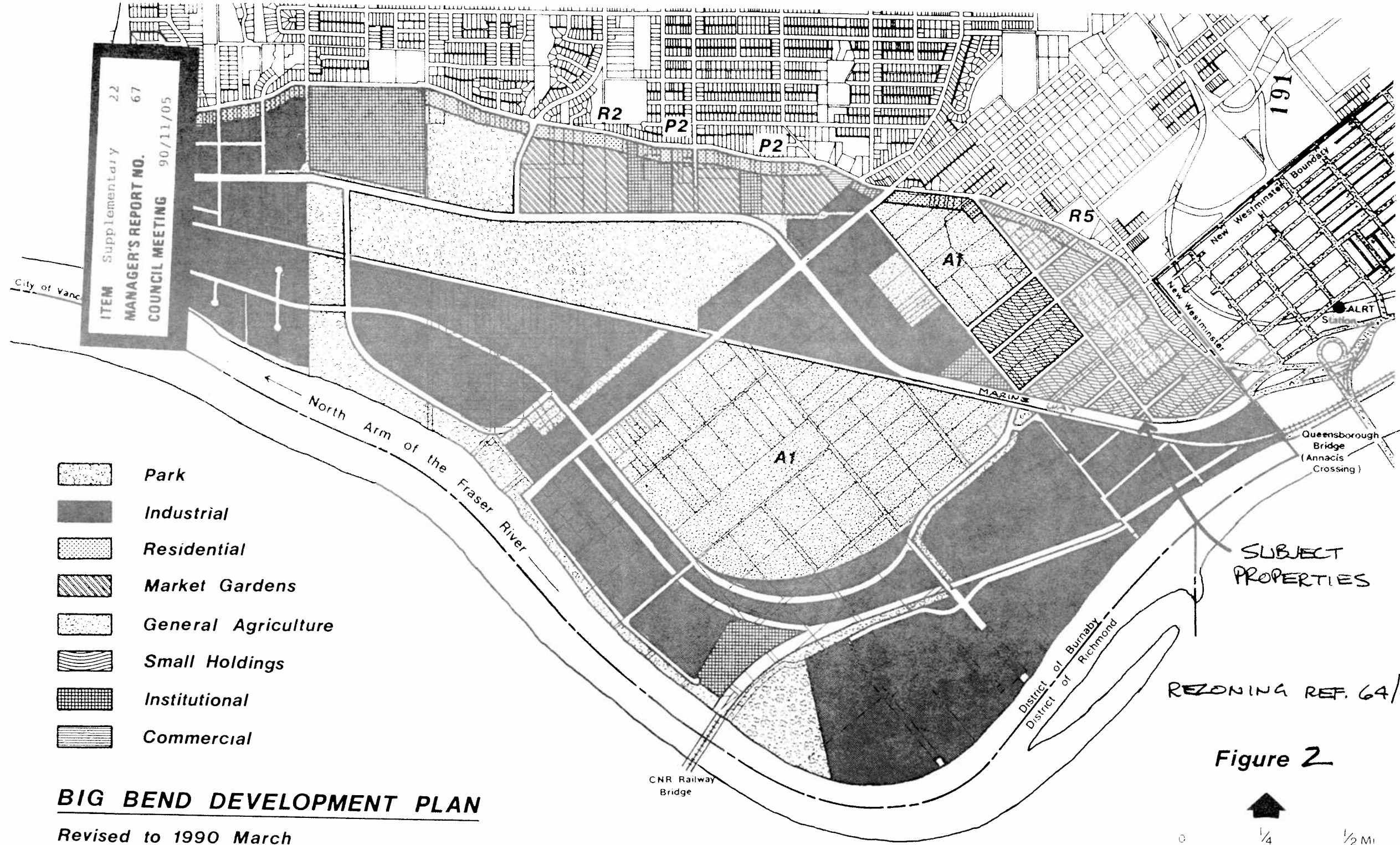
c.c. Municipal Clerk
Chief Licence Inspector
Chief Building Inspector

ITEM Supplementary 22
 MANAGER'S REPORT NO. 67
 COUNCIL MEETING 90/11/05

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

BIG BEND DEVELOPMENT PLAN

Revised to 1990 March



REZONING REF. 64/9

Figure 2

