

ITEM	9
MANAGER'S REPORT NO.	22
COUNCIL MEETING	94/04/05

TO: CITY MANAGER 1994 MARCH 25

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 15.601

SUBJECT: REZONING OF BIG BEND AREA PROPERTIES IN CONFORMANCE WITH ADOPTED DEVELOPMENT PLANS

PURPOSE: To provide Council with information in support of a recommendation to rezone properties in the Big Bend area in conformance with their Development Plan designations.

RECOMMENDATION:

1. **THAT** the preparation of a rezoning bylaw for those properties referenced on Figure 2 **attached** be commenced as outlined in this report and that the property owners be consulted as the first step of the rezoning process.

REPORT

1.0 BACKGROUND

Prior to the adoption of the Big Bend Development Plan in 1972 (Figure 1 **attached**), the Big Bend area was primarily zoned for M3 and M3a Heavy Industrial use. The Development Plan provided a balanced framework for the area by designating lands for industrial, public open space, agricultural, industrial, commercial and residential uses. Subsequent to its adoption, a number of area rezonings were undertaken to bring the zoning of individual properties into conformance with the adopted Plan. The existing zoning is shown on Figure 2 **attached**. In specific instances where historic uses would have been placed into a position of non-conformance, the M3 and/or M3a zones were retained.

2.0 EXISTING SITUATION

Recently the situation with a number of these original industries has changed to the degree that the properties referenced on Figure 2 now either contain M2 uses, are vacant, or are being actively marketed for redevelopment. This situation could give rise to the entrenchment of new heavy industrial facilities in the long term which are incompatible with the adopted Big Bend Development Plan designations and with the higher order uses located or proposed on the surrounding lands. Moreover, heavy industrial uses often have a reliance on outdoor storage and processing which would adversely affect the redevelopment or assembly of properties for general or light industrial use on a comprehensive basis. It is considered time, therefore, to adjust the zoning of these properties as referenced on Figure 2 to conform with the Big Bend Development Plan.

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Certain other properties referenced on Figure 2 which abut the North Arm of the Fraser River are also vacant and zoned for M3 Heavy Industrial use. As they are adjacent to the River, their southerly portions are covered by the Fraser River Estuary Management Program's (FREMP) Statement of Intent which was entered into with other Estuary Managers on 1993 May 10.

These properties fall within the FREMP Management Unit V-3.3 (Figure 3 *attached*) in which the Upland 50 metre wide portion and the Foreshore portion have a primary designation of Industrial which means that the land and water areas are designated for industries that require water-borne transportation, surface use of the water or use of submerged lands in their operation. The upland portion also has a Recreation sub-designation which advises of the City's intent to pursue the provision of linear public access opportunities along the River's edge as a component of the industrial development of lands abutting the Fraser River.

The FREMP Statement of Intent includes a clause which states that *"For those Area Designations which have received concurrence, each Party agrees to implement administrative procedures to support each Area Designation which include but are not limited to the following:*

- a) zoning bylaws;
- b) foreshore leases;
- c) building permits;
- d) servicing arrangements;
- e) navigational approvals;
- f) environmental approvals;
- g) adoption of official community plans and area plans;
- h) acquisition or dedication of parcels for specified purposes."

In view of the foregoing, it is proposed to rezone the undeveloped parcels abutting the River from M3 Heavy Industrial District to CD based on the M3 District as a guideline together with the following:

- a) Uses abutting the North Arm of the Fraser River shall require water-borne transportation, surface use of the water or use of submerged lands in their operation.
- b) Industrial uses shall provide linear public access along the upland areas abutting the North Arm of the Fraser River.
- c) Due to the proximity to the North Arm of the Fraser River, particular attention will need to be paid to the type and conditions of use for upland industries. No use shall be permitted which has the potential to damage or have a negative environmental impact on the River.

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3.0 CONCLUSIONS

In order to bring the zoning of certain properties in Burnaby's Big Bend area into conformance with their intended use, it is proposed to initiate zoning amendments as outlined herein. In this way Council will be addressing the Official Community Plan goal which is "to provide for and help facilitate a diversified range of industrial uses within stable industrial areas with a preference for those uses which collectively can:

- *make efficient use of available lands*
- *assist overall employment growth*
- *increase the value of the industrial tax base*
- *integrate with the surrounding natural and physical environments."*

To ensure that these property owners have sufficient opportunity to address this matter, it is recommended that they be consulted as the first step of the rezoning process.



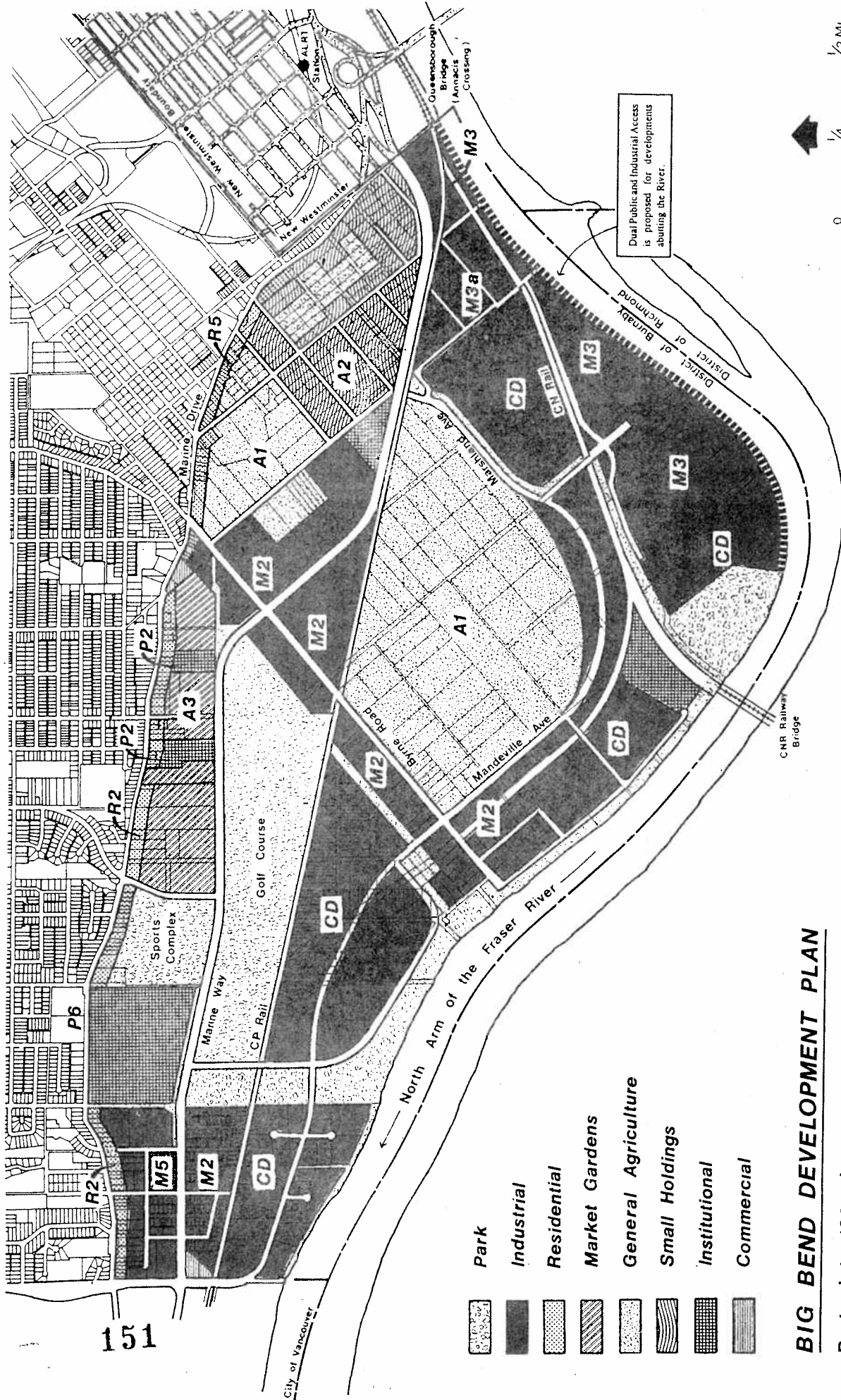
D.G. Stenson, Director
PLANNING AND BUILDING



PB\db:jp

Attachments (3)

cc: Director Administrative & Community Services
Director Recreation & Cultural Services
City Solicitor
City Clerk



Dual Public and Industrial Access is proposed for developments abutting the River.

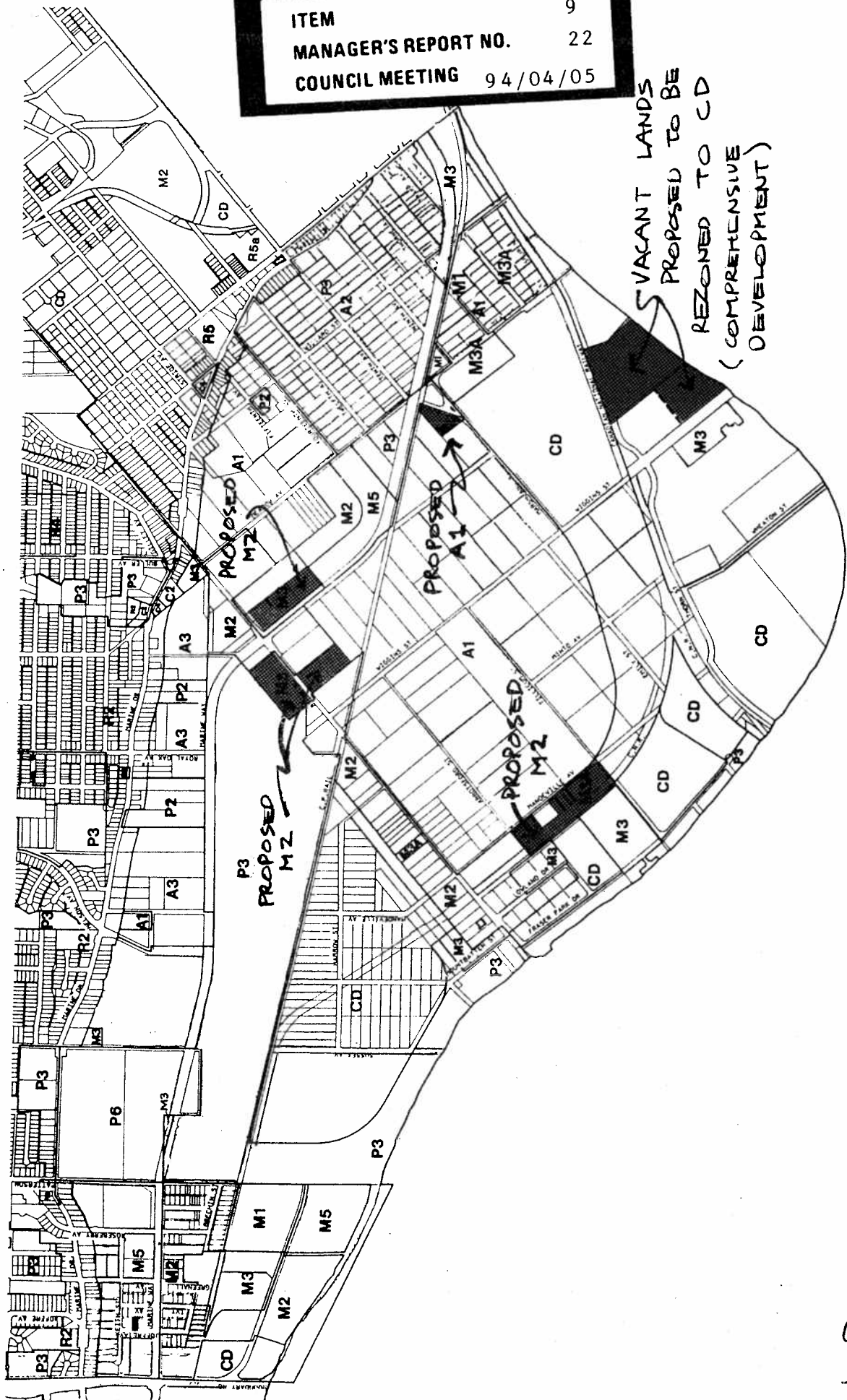
Figure 1
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BIG BEND DEVELOPMENT PLAN

Revised to 1994 January

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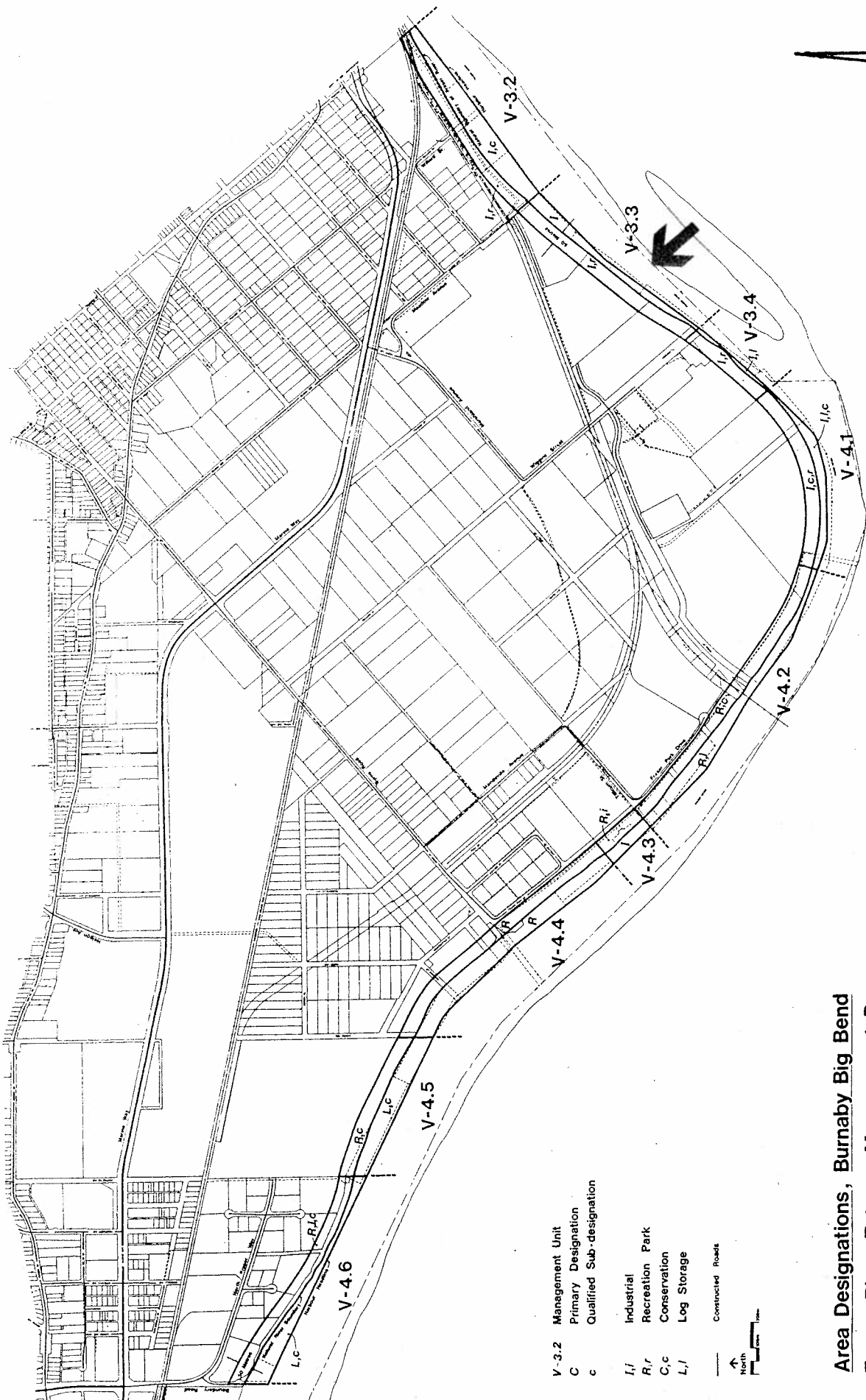


VACANT LANDS
 PROPOSED TO BE
 REZONED TO CD
 (COMPREHENSIVE
 DEVELOPMENT)

APR 1994

FIGURE 2
 94 MAR 24

1 PROPERTIES PROPOSED
 TO BE REZONED TO
 151 REFLECT BIG BEND DEVELOPMENT
 2 PLAN & FREMP AREA DESIGNATIONS



Area Designations, Burnaby Big Bend
Fraser River Estuary Management Program

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FIGURE 3
94 MAR 24

