

**TO:** CITY MANAGER 1996 NOVEMBER 20

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #35/96  
CANADA LANDS COMPANY  
INDUSTRIAL PROPERTY  
BIG BEND DEVELOPMENT PLAN

**PURPOSE:** To initiate a rezoning application for lands owned by Canada Lands Company within the Big Bend Development Plan.

**RECOMMENDATION:**

1. **THAT** Council authorize staff to work with the applicant towards the preparation of Comprehensive Development zoning regulations and modified M2 General Industrial District guidelines for presentation to a future Public Hearing.

**R E P O R T**

**1.0 GENERAL INFORMATION:**

- 1.1 **Applicant:** InterPlan Architecture & Planning Inc.  
300 - 131 Water Street  
Vancouver, B.C. V6B 4M3  
(Attn: Mr. John Scott)
  
- 1.2 **Subject:** Application for the rezoning of:  
See Attached Schedule "A"
  
- From:** CD Comprehensive Development District (based on the Big Bend Development Plan's industrial designation)
  
- To:** Amended CD Comprehensive Development District (based on a qualified M2 General Industrial District and M5 Light Industrial District) on lots facing Fraser Park Drive and M2 General Industrial District with specific guidelines for the remainder of the property.
  
- 1.3 **Address:** Ptn. of 7871 Mandeville Avenue, 7878 Mandeville Avenue, 4630/4700 Tillicum Street

- 1.4 Location: The subject site is located at the northeast corner of the intersection of Tillicum Street and Fraser Park Drive as shown on Sketch 1 **attached**.
- 1.5 Size: The site is approximately 27.05 acres in size.
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit development of a high quality light and general industrial business park based on specific development criteria.

**2.0 NEIGHBOURHOOD CHARACTERISTICS:**

The subject lands, which are owned by the Canada Lands Company (formerly CN Real Estate), are situated within an area which is designated for industrial use in the Big Bend Development Plan (Sketch 2 **attached**). The lands on the west side of the site are owned by Commonwealth Construction and have been the subject of preliminary discussions regarding their industrial development. The lands to the north comprise part of Burnaby Business Park Ltd.'s holdings and are also proposed for industrial development.

The Burnaby Correctional Centre for Women abuts the property to the east. The lands to the south between Fraser Park Drive and the River comprise part of the Burnaby Fraser Foreshore Park.

**3.0 GENERAL DISCUSSION:**

- 3.1 The site is within the Fraser River Floodplain. Provision will be made to raise the site grade to design flood proof elevations.
- 3.2 The primary servicing infrastructure is in place for this proposed development. The northern half of Tillicum Street will need to be upgraded to an urban industrial standard. The opportunity is available to provide an industrial cul-de-sac east from Tillicum Street as illustrated on Sketch 3 **attached** if it is determined that there is a market for parcels on the interior of the site which are generally two acres in size. Dependent on the final subdivision configuration, services will be provided to the approval of the Director Engineering and the Approving Officer.
- 3.3 While not directly linked to the development of the proposed industrial park, staff proposes to discuss potential improvements to the foreshore park area with Canada Lands

Ltd. and its consultants in order to ensure that linkages are provided to the foreshore park area to the south and north along the east side of Tillicum Street to connect the future park/trail connections which are envisaged as a component of the agricultural/industrial development of the Burnaby Business Park lands.

- 3.4 At present there is no physical trail connection between Tillicum Street and the 40 acre parksite east of the CN Railway bridge to the east. The potential to initiate improvements in this regard and complete this important link in the foreshore trail system will also be reviewed at this time.
- 3.5 It is proposed to establish Comprehensive Development Zoning regulations which would be applied to developments on the north side of Fraser Park Drive to ensure an appropriate interface with the parkland on the opposite (River) side of the road. It is proposed to rezone the interior to M2 General Industrial District with modified guidelines which would be incorporated into a covenant registered against the title of the properties. It is also intended to review and propose exclusion of certain uses which are not considered compatible with the M2 zone.

The foregoing proposals are intended to establish a basis upon which future site specific zoning and/or subdivision and preliminary plan approvals can be evaluated. This approach is considered to be advantageous to Canada Lands as well as the City, as it would permit incremental development to proceed while ensuring compatibility with the overall objective of developing a high quality industrial park.

4.0 CONCLUSION:

The proposed development of the 27 acre "Riverfront Business Park" by the Canada Lands Company will provide further opportunities in the Big Bend area to accommodate industrial growth through the provision of serviced sites. Comprehensive planning and the use of specific development guidelines will allow a mix of industrial types while ensuring a proper integration with the foreshore park area.



D. G. Stenson  
Director Planning and Building

PB

PB: gk  
Attach

cc: Director Engineering  
Director Recreation & Cultural Services

**Rezoning Reference #35/96  
Schedule "A"**

**Portion of 7871 Mandeville Avenue**

Portion of Block 12 Except: Part subdivided by Plan 76147; D.L.'s 166 and 167,  
Group 1, NWD Plan 2237

**7878 Mandeville Avenue**

Parcel 'A' (Plan with Bylaw filed 25464) D.L. 166, Group 1, NWD

**4700 Tillicum Street**

Block 3 Except Firstly: that portion which lies to the north east of the north easterly limit of  
statutory right-of-way Plan 5594; Secondly: part subdivided by Plan 76147; D.L. 166, Group  
1, NWD Plan 2237

**4630 Tillicum Street**

Lot 1 Except: part subdivided by Plan 77294; D.L. 166 and 167, Group 1,  
NWD Plan 77290



*Principals:*

Richard W. Bolus  
MAIBC MOAA MRAIC

John W. Scott  
MAIBC MAAA MRAIC

*Associates:*

Albert M. Leung  
MAIBC MRAIC

Francis Bardot  
MAIBC

June 28, 1996

City of Burnaby  
Planning Department  
4949 Canada Way  
Burnaby, B.C.  
V5G 1M2

*Attn: Mr. Pete Bloxham, Planner*

Dear Sir:

**Re: REQUIRED LETTER OF INTENT**  
**Rezoning Application to Amend CD Industrial Zone to M-2 General**  
**Industrial District**  
**Riverfront Business Park, South Burnaby, B.C. (Legal Description: Part**  
**of Lot 1, D.L.s 166 and 167, GP 1, Plan 77290 N.W.D.)**

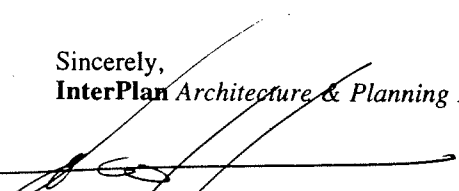
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Please accept the enclosed application and fees, submitted on behalf of our client Canada Lands Company Limited, to amend the existing CD zoning bylaw to M2 General Industrial District for the above noted property. It is C.L.C.L.'s objective to develop a high quality, light industrial business park based on comprehensive 'Development Guidelines' in conjunction with the M2 zoning requirements of the Burnaby Zoning Bylaw. Development guidelines and covenants will be established with respect to lot frontage design, landscaping and access roads interfaced with Fraser Park Drive and Tillicum Street.

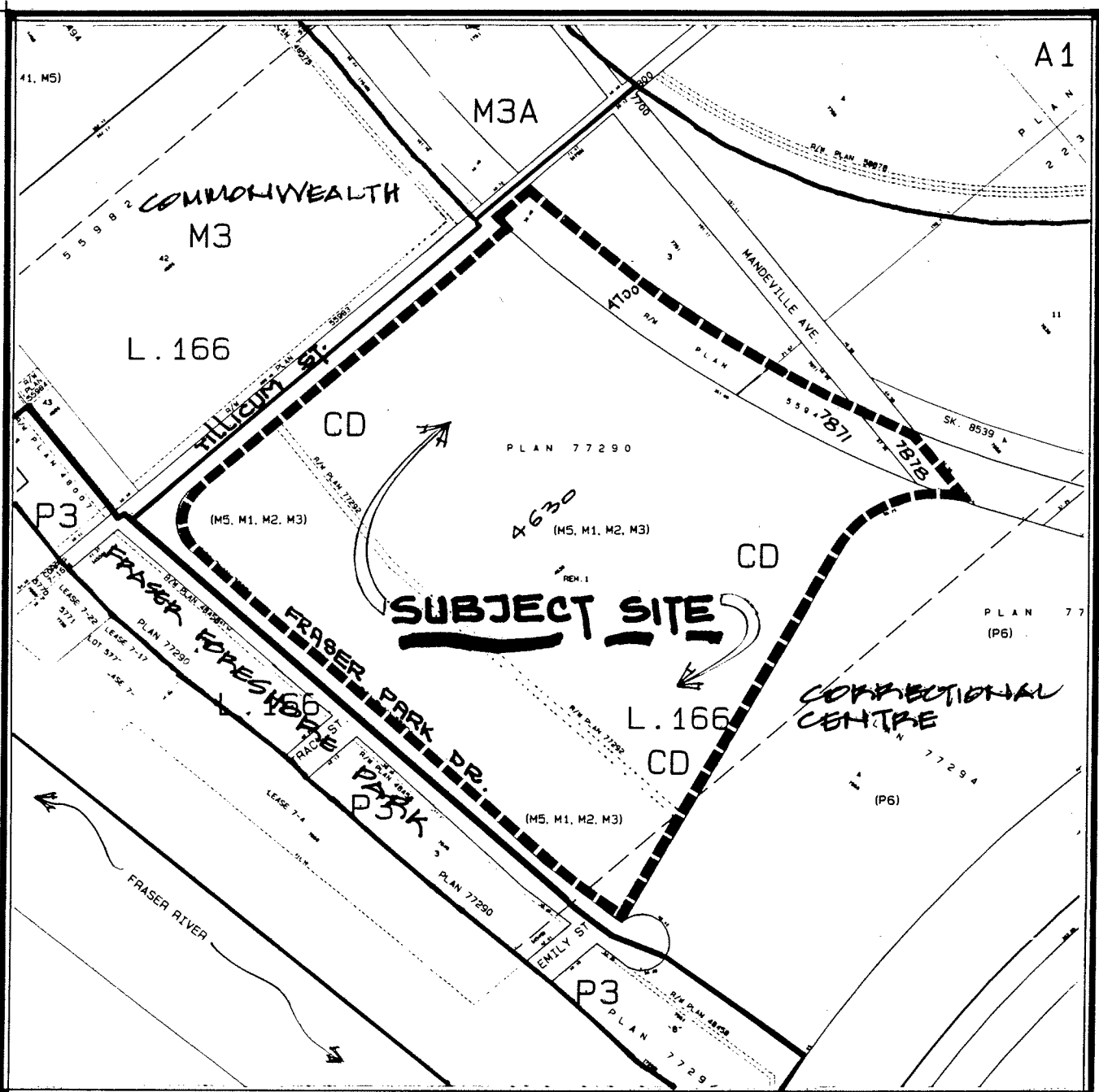
This zoning bylaw amendment and associated development guidelines will form the basis upon which future subdivision, zoning amendment and P.P.A. applications pertaining to the development of individual parcels may be evaluated. It is C.L.C.L.'s intent to proceed with the application for subdivision of the property in concurrence with the rezoning application at the earliest opportunity.

We appreciate your consideration of our application and look forward to your favourable review and response.

Sincerely,  
**InterPlan Architecture & Planning Inc.**



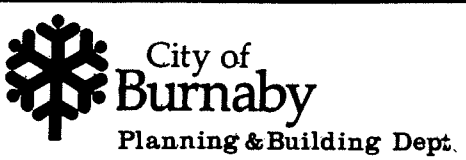
John W. Scott MAIBC MAAA MRAIC  
*Principal*



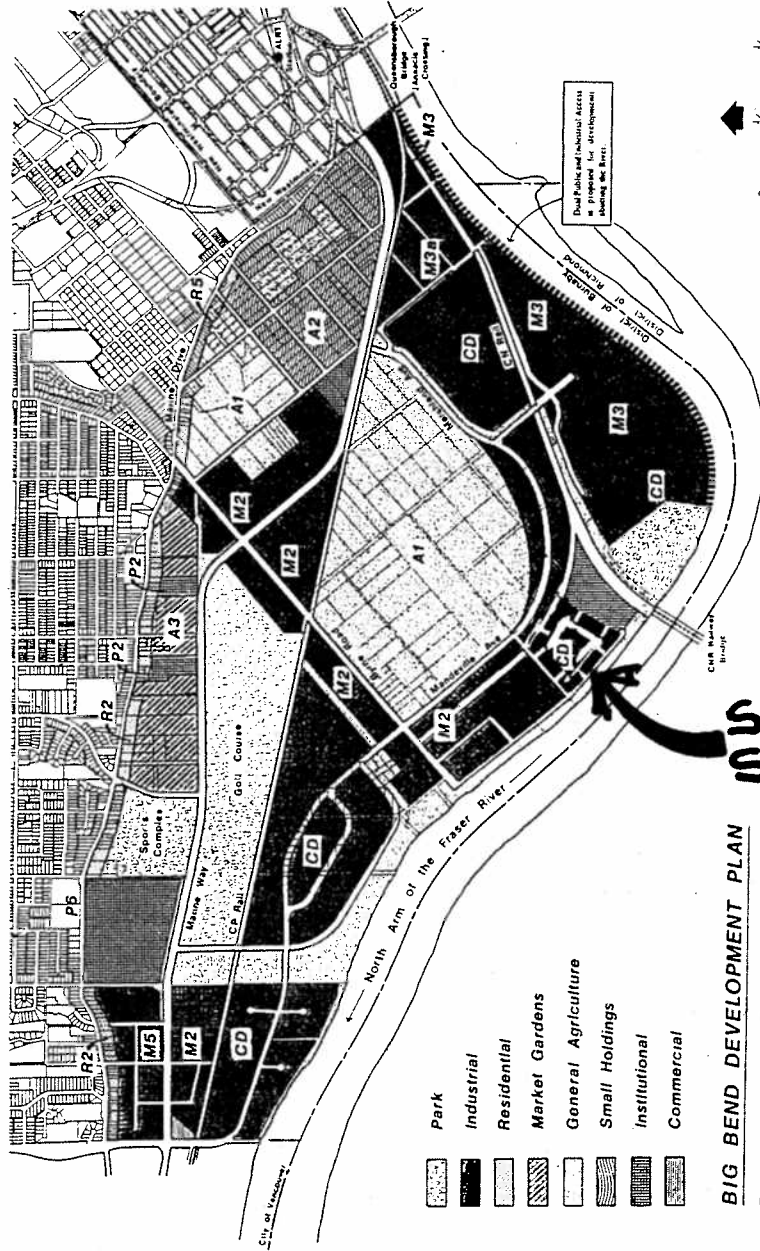
Date:  
**AUGUST 1996**

Scale:  
**1:4000**

Drawn By:  
**J.P.C.**



**REZONING REFERENCE # 35/96**  
**SKETCH # 1**




**SUBJECT SITE**

**BIG BEND DEVELOPMENT PLAN**  
Revised to 1994 July

Date:  
**AUGUST 1996**

Scale:  
**N.T.S.**

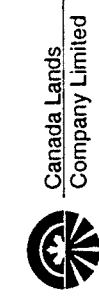
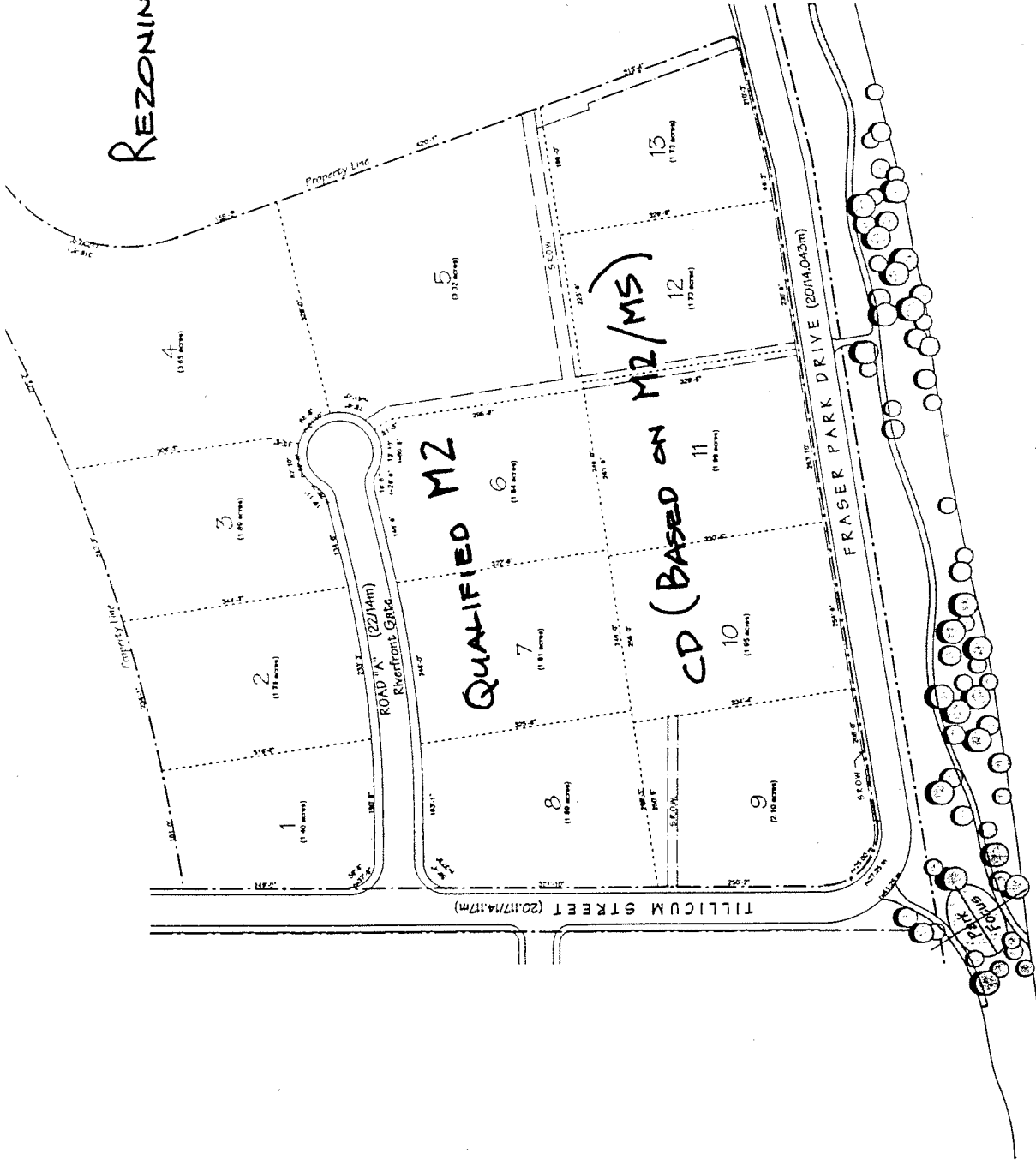
Drawn By:  
**J.P.C.**

 **City of Burnaby**  
Planning & Building Dept.

**REZONING REFERENCE # 35/96**

**SKETCH # 2**

REZONING REF. # 35/96



Riverfront Business Park  
Burnaby, B.C.

SEP 23, 1996  
InterPlan  
Architecture & Planning Inc.

ILLUSTRATES SUBDIVISION POTENTIAL

# 3  
SKETCH  
96 NOV. 25