
TO: CITY MANAGER **DATE:** 2006 March 22

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 71120-20
Reference: Big Bend General

**SUBJECT: CD AREA REZONING
BIG BEND DEVELOPMENT PLAN AREA**

PURPOSE: To seek Council authorization for a City initiated rezoning of the subject area to the CD Comprehensive Development District to provide a basis for future amendment CD rezoning approval consistent with the objectives of the adopted Big Bend Development Plan.

RECOMMENDATIONS:

1. **THAT** Council authorize staff to initiate the rezoning of the subject area to the CD Comprehensive Development District (based on the M2 General Industrial District, M5 Light Industrial District, M3 Heavy Industrial District and Big Bend Development Plan guidelines).
2. **THAT** a copy of this report be sent to the property owners and occupants of the subject lands for information purposes.

REPORT

1.0 BACKGROUND INFORMATION

- 1.1 The subject area is located adjacent to the North Arm of the Fraser River within the eastern section of the Big Bend Development Plan area, as shown on Figure #1, *attached*. The area of the proposed rezoning consists of six (6) individual properties of a total area of approximately 94.6 areas (38.3 ha), with approximately 740 metres of foreshore frontage adjacent to the North Arm of the Fraser.
- 1.2 Property within the subject area is zoned to the M3 Heavy Industrial District. In general, the properties have been developed for heavier industrial uses under the prevailing M3 Heavy Industrial District for paper, box and roofing materials manufacturing; waste incineration and accessory electrical power generation; concrete manufacturing; and warehousing. Five of the subject properties are in use for these general and heavy industrial purposes. One isolated property at 5279 Riverbend Drive (1.2 acres) is vacant. Figure #2, *attached*, shows the address, ownership, existing use and area information for each lot within the subject area.

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- 1.3 Under the prevailing M3 Heavy Industrial District, current permitted uses of the subject lands include the full range of uses contained within the M1 Industrial District, M2 General Industrial District, and M3 Heavy Industrial District of the Burnaby Zoning Bylaw. The range of permitted uses, while not limited to, includes commercial and service uses such as car, boat and truck sales lots, automotive repair, and trade schools; general and light manufacturing and storage; and heavy industrial processing and manufacturing uses including: outside processing of ore, metal, and non-metallic minerals; machinery manufacturing; petroleum manufacturing, processing, and storage; and cargo handling facilities.
- 1.4 The Burnaby Official Community Plan and the adopted Big Bend Development Plan designates the subject area for General Industrial use for the accommodation of a range of uses from light to heavy industrial uses. Land use objectives within the adopted Plan also seek to provide for compatible industrial development of higher quality that contributes to the strength and diversity of the City's tax and employment base.
- 1.5 The adopted Big Bend Development Plan also seeks to encourage industrial uses that would use and access the waterfront on the North Arm of the Fraser River for industrial purposes, while protecting and providing for public access and enjoyment of the waterfront through the development of a protected pedestrian pathway along the foreshore. The adopted Big Bend Development Plan and primary trail system is shown in Figure 3, *attached*.
- 1.6 Lands nearby the subject area are developing in line with the adopted Big Bend Development Plan. To the west, the City has now acquired all of the lands associated with the Burnaby Fraser Foreshore Park. To the north and east of the subject area, lands associated with Burnaby Business Park, Glenwood Industrial Estates, and 5600 Riverbend Drive are proceeding to develop for light industrial and business centre uses under a CD District designation with M2 General Industrial and M5 Light Industrial Districts as guidelines consistent with the adopted plans for the area. Figure 4, *attached*, shows the emerging development pattern and zoning of properties adjacent to the subject area.

2.0 GENERAL DISCUSSION

- 2.1 To support the longer term implementation objectives contained within the Big Bend Development Plan, staff are seeking Council authorization to initiate a rezoning of the subject area to the CD Comprehensive Development District based on the M2 General Industrial District, M5 Light Industrial District, M3 Heavy Industrial District and Big Bend Development Plan guidelines. The purpose of the CD rezoning designation is to provide a basis for amendment CD rezoning approval by Council of future development proposals consistent with the objectives of the adopted Big Bend Development Plan for the accommodation of general and water-dependent industrial uses in the subject area with provision for public access and enjoyment to the adjacent Fraser River foreshore.

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The effect of the proposed rezoning would be to specifically recognize and accept the existing permitted uses and improvements developed on the subject properties in a wholly conforming manner. As such, all aspects of the current property development and use that conform to the prevailing M3 Heavy Industrial District would remain as the permitted use and development form. Any aspects of the current property development that are not permitted under the prevailing M3 Heavy Industrial District would remain as illegal non-conforming uses subject to enforcement under the Burnaby Zoning Bylaw and other City bylaws.

- 2.2 The rezoning would not alter the ability for users to continue to use the subject properties for the currently developed uses, however, future applications for expansion or change of use of the site would require approval through the amendment rezoning process. A plan of the existing development and current uses within the subject area is shown in Figure #5, *attached*.
- 2.3 Through application of the CD Comprehensive Development District to the subject properties, Council would be assured the opportunity to exercise appropriate control over future development of the subject lands through the amendment rezoning process for future re-development or change of use proposals. As a result of this process, Council would be able to ensure that new development would:
- be consistent with the prevailing OCP and Big Bend Development Plan designations for the accommodation of general industrial uses.
 - achieve standards of development consistent with newer development in the Big Bend area in terms of area compatibility, site development, building treatment, and environmental standards.
 - achieve City objectives for the accommodation of compatible water-dependent and general industrial uses with higher employment and intensity of use potential.
 - provide for foreshore protection and provision of waterfront pedestrian access.
 - maintain opportunities for expansion of heavy and light industrial activities and employment within a compatible range.
 - encourage accommodation of more intensive uses in an effort to maximum the utility of the subject lands for employment, industrial, and tax base benefits.

While recognizing that the subject area should continue to accommodate compatible general industrial uses consistent with prevailing designations, in the absence of a CD zoning designation and under the prevailing M3 Heavy Industrial District zoning, the subject lands are currently able to re-develop for uses and in a manner that could be generally inconsistent with broad City objectives, of general detriment to the developing higher quality light industrial and business centre uses in the immediate vicinity, and with impacts on public enjoyment and use of adjacent protect park and habitat lands. General examples of potential new uses that are currently permitted under the prevailing M3 Heavy Industrial District that staff would view as being inconsistent with broad City development objectives within the Big Bend area include:

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- establishment of new manufacturing, processing, or storage facilities for petroleum and related products.
- significant expansion of waste disposal and processing facilities.
- outdoor aggregate, mineral, cement, fibre and other raw materials processing.
- outdoor heavy industrial processing and manufacturing activities
- bulk cargo handling and storage facilities.

2.4 In addition, under the current zoning regulations, there is not a mechanism to provide for the development of a dual industrial access and public foreshore trail along the Fraser River foreshore of these properties consistent with the adopted Plan.

2.5 The proposed rezoning is similar to rezonings advanced by Council for implementation of the adopted Big Bend Development Plan. These earlier rezoning processes re-designated industrial lands to be preserved for agricultural use, and applied a CD designation to Business Centre areas to allow for Council regulation and control of future development consistent with the adopted Plan. This approach has been particularly successful in the Big Bend area in facilitating quality developments that are served by appropriate infrastructure, meet City tax and employment objectives, and provide for identified public amenities.

3.0 CONCLUSION:

In order to establish a framework for appropriate land use regulation of the existing heavy industrial properties in the subject area, this report is seeking Council authority for staff to initiate an area rezoning of the subject property to the CD Comprehensive Development District on the basis outlined above.

With Council approval to initiate the rezoning process, staff would send a copy of this report to the affected properties, property owners and occupants for information. Staff would advise Council of any comments or submissions received in response to the circulation as part of the subsequent report prepared to advance the rezoning to Public Hearing.



L.S. Belhouse
DIRECTOR PLANNING AND BUILDING

LP:gk
Attach

cc: City Clerk
City Solicitor
Director Engineering
Chief Licence Inspector

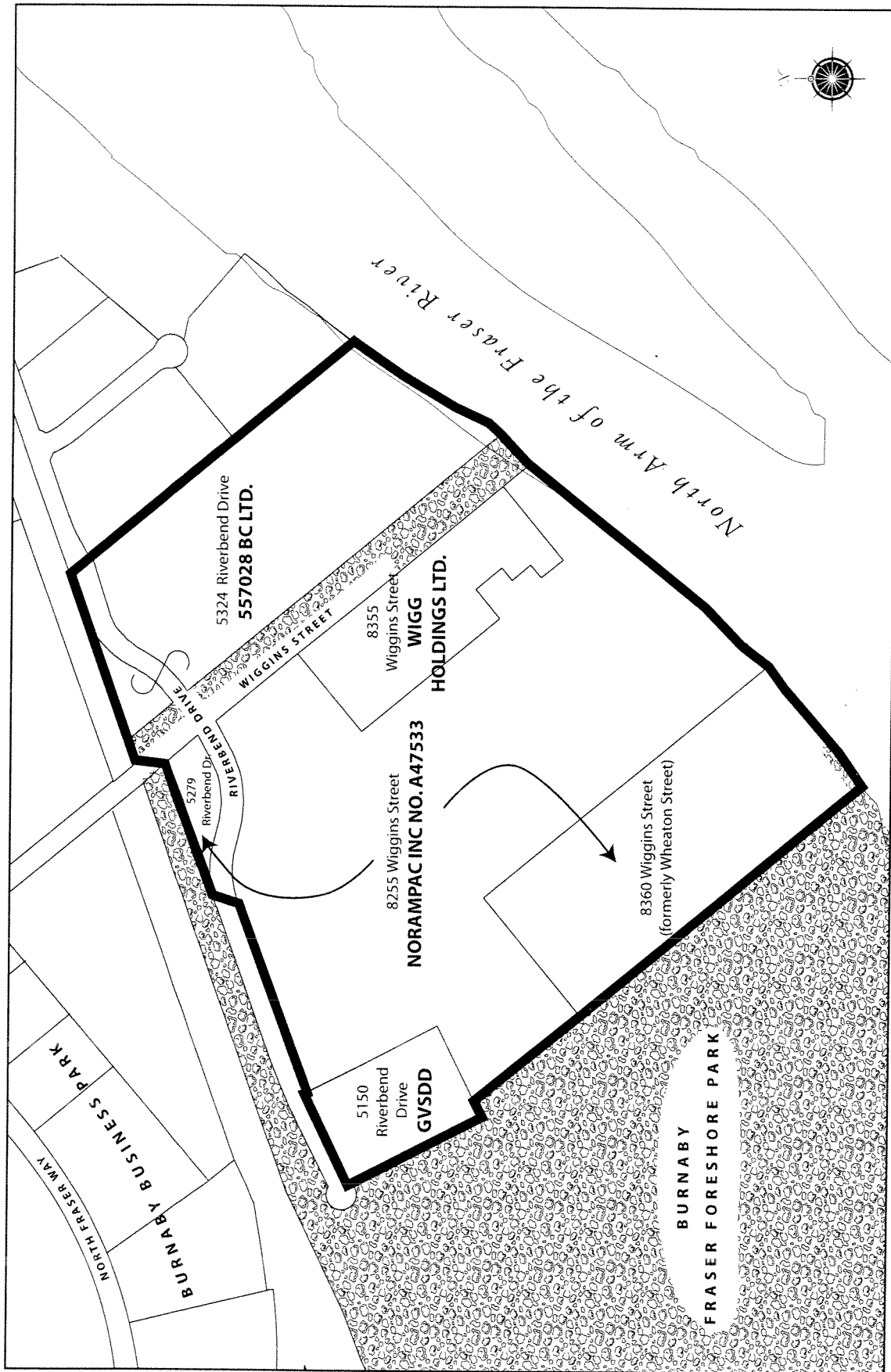
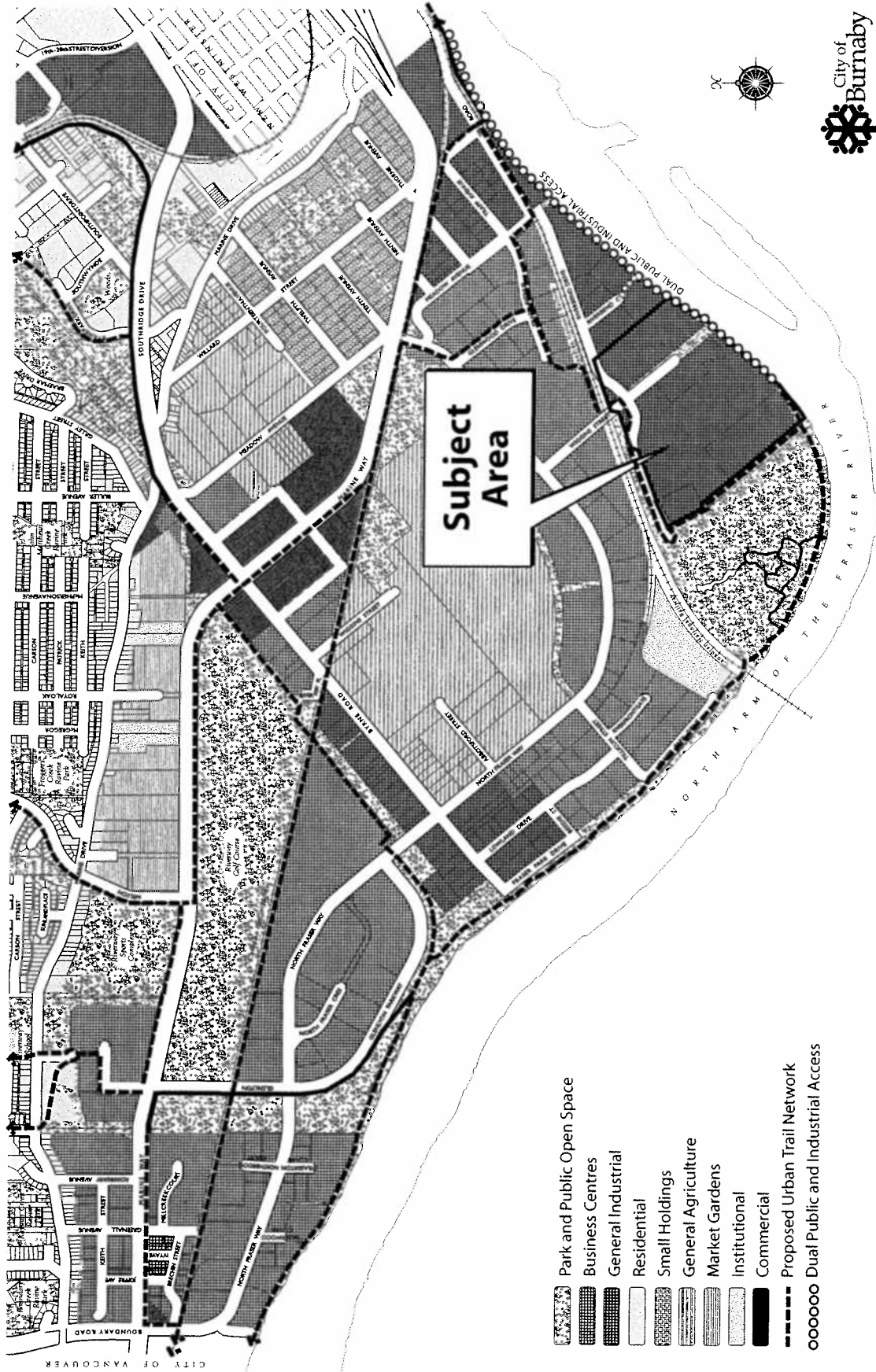


Figure #1 | Subject Area and Property Ownership

Figure 2: Description of Subject Properties

ADDRESS	OWNER	CURRENT ZONING	EXISTING USE	LOT AREA (sq.ft.)
5150 Riverbend Drive	GVS&DD	M3	Waste to Energy Incinerator and Accessory Uses	193,003 (4.4 acres)
5279 Riverbend Drive	Norampac Inc., Inc. No. A47533	M3	Vacant Land	54,016 (1.2 acres)
5324 Riverbend Drive	557028 B.C. Ltd., Inc. No. 557028	M3	Concrete Plant, Warehousing and Accessory Uses	837,576 19.2 acres)
8255 Wiggins Street	Norampac Inc., Inc. No. A47533	M3	Paper Manufacturing, Warehousing and Accessory Uses	2,044,178 (46.9 acres)
8355 Wiggins Street	Wigg Holdings Ltd. (Incorporation No. 410765)	M3	Roofing Materials Manufacturing, Warehousing and Accessory Uses	314,853 (7.2 acres)
8360 Wiggins Street (formerly Wheaton St.)	Norampac Inc., Inc. No. A47533	M3	Cardboard Box Manufacturing, Warehousing and Accessory Uses	675,638 (15.5 acres)



City of Burnaby
 Planning & Building Department
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Figure #3 | Big Bend Development Plan

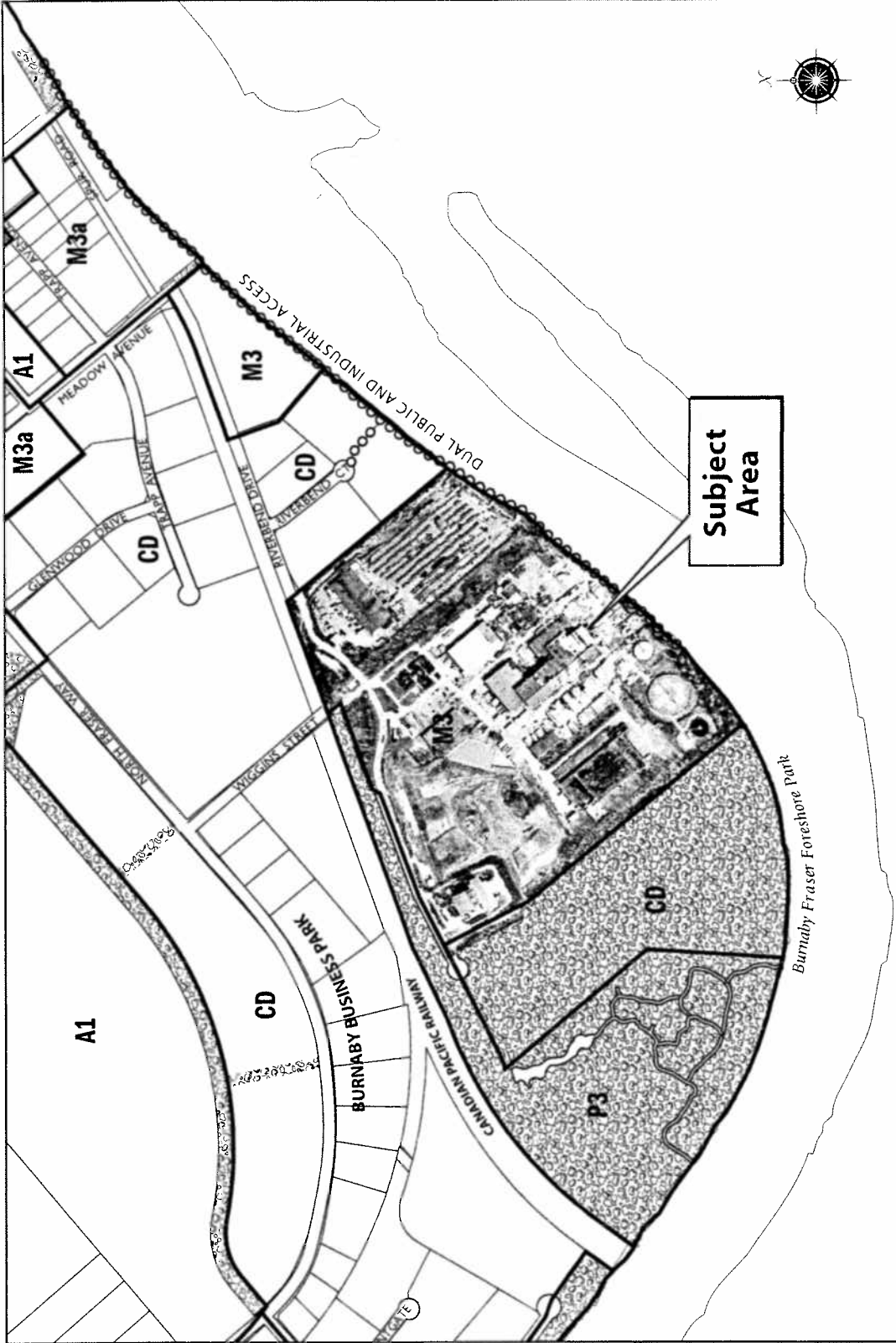


Figure #4 | Prevailing Zoning

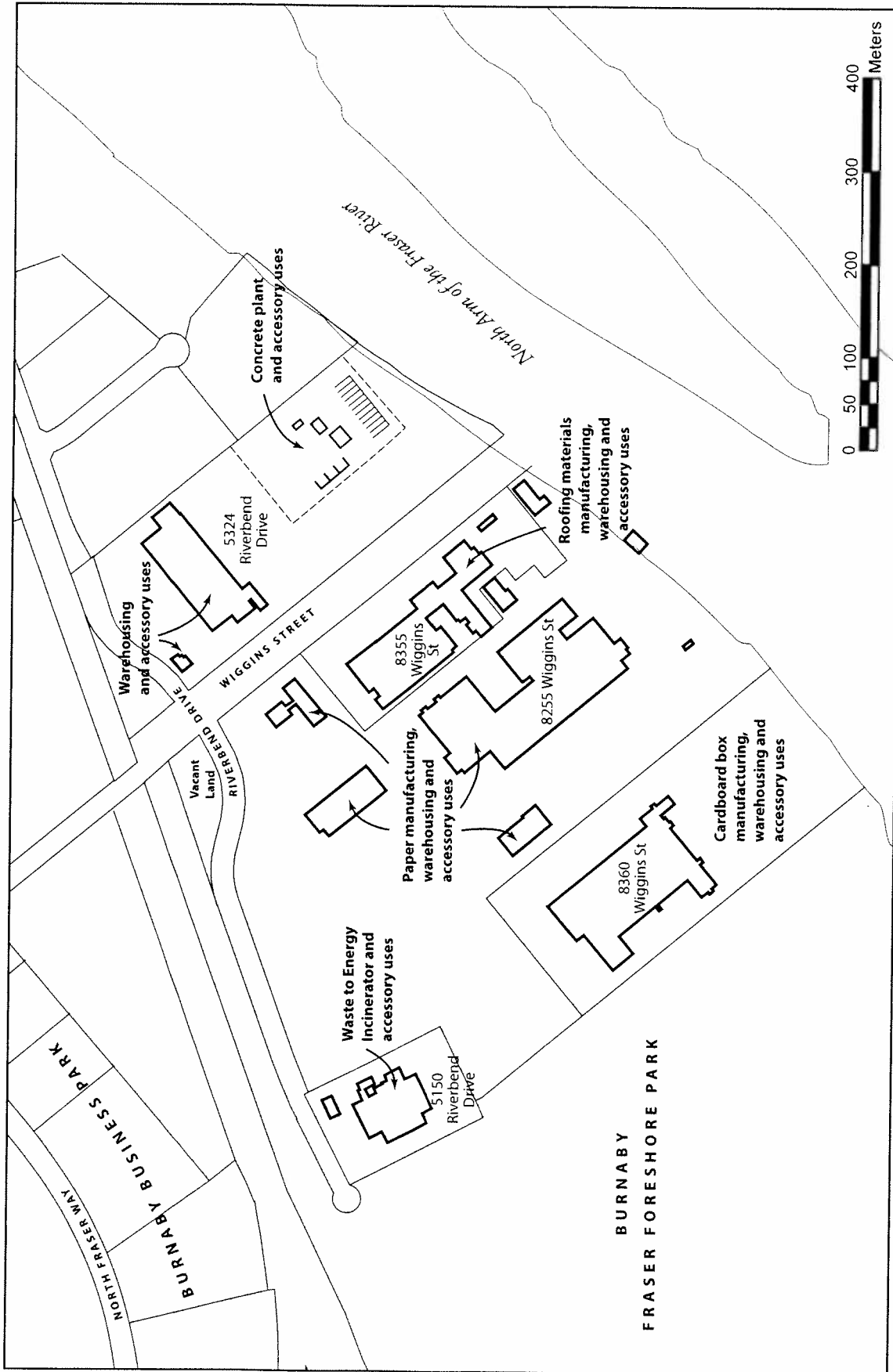


Figure #5 | Existing Uses and Development

