



Item .....
Meeting ..... 2014 June 23

COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2014 June 18

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20  
*Reference:* REZ #12-18

**SUBJECT:** REZONING REFERENCE #12-18  
RIVERBEND BUSINESS PARK CONCEPTUAL DEVELOPMENT PLAN  
8255/8360 WIGGINS STREET AND 5279 RIVERBEND DRIVE  
RESPONSE TO PUBLIC HEARING ISSUES

**PURPOSE:** To respond to issues raised at the Public Hearing for Rezoning Reference #12-18.

**RECOMMENDATION:**

1. **THAT** a copy of this report be sent to the applicant and those who spoke at, or submitted correspondence to, the 2014 May 27 Public Hearing for Rezoning Reference #12-18.

**1.0 BACKGROUND**

On 2014 May 27, a Public Hearing was held for Rezoning Reference #12-18 (see Sketches #1 and #2 *attached*). The purpose of the proposed rezoning bylaw amendment is to establish a Conceptual Development Plan for the subject site, which would guide further individual site specific rezoning applications for the development of a multi-phased industrial business park and riverfront amenity area. No specific development or new construction is being sought under the subject rezoning application.

Three speakers appeared at the Public Hearing, and submitted correspondence with regard to the proposal's compatibility adjacent heavy industrial uses, Public Hearing notice, servicing and access requirements, and the accessibility of the proposed riverfront trail.

At the Public Hearing, Council requested that a report be submitted to respond to the issues raised. This report addresses Council's request.

**2.0 ISSUES RAISED**

*Issue #1 – Compatibility with Current Heavy Industrial Uses*

Concerns were raised regarding the compatibility of the proposed business centre and light industrial uses adjacent to existing heavy industrial operations, including a concrete plant and a roofing manufacturing business.

To: City Manager  
From: Director Planning and Building  
Re: Rezoning Reference #12-18  
8255/8360 WIGGINS STREET AND 5279  
RIVERBEND DRIVE

2014 June 18.....Page 2

*Response:*

The proposed Riverbend Business Park Conceptual Development Plan accommodates General and Heavy Industrial Uses along the southern portion of Wiggins Street, acknowledging the existing and continuing operation of BURNCO Rock Products and BC Roofing operations.

As indicated in the rezoning report dated 2014 April 23, the properties at 5150, 5279, 5324 Riverbend Drive, 8255, 8355 and 8360 Wiggins Street were rezoned to the Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Big Bend Development Plan Guidelines) under Rezoning Reference #06-13, to institute conditions of use and options for future redevelopment of the properties. Rezoning Reference #06-13 allowed for the continuation of existing conforming uses, while providing a basis for future amendment CD rezoning approval by Council for development or change of use proposals on the subject lands.

The proposed Conceptual Development Plan is consistent with the vision and uses established under Rezoning Reference #06-13, the Metro Vancouver Regional Growth Strategy and the Council Adopted Big Bend Development Plan and are considered to be fully compatible with existing uses, insofar that such uses are in accordance with the prevailing zoning and the Burnaby Zoning Bylaw.

The plan addresses specific zones for general, heavy, light industrial uses and public amenity areas in order to ensure the compatibility with the existing concrete plant and roofing manufacturing uses in the immediate and long term. Should complaints be received in regard to noise, dust, odour, and nuisance arising from existing or future operations, the City will pursue compliance with Burnaby bylaws and regulations.

In regard to the ability to continue to operate and expand existing industrial operations, the subject rezoning application does not propose to amend the prevailing CD Comprehensive Development District zoning of BURNCO (5324 Riverbend Drive) and BC Roofing (8355 Wiggins Street). The subject application would provide development guidelines to assist with future redevelopment of these sites. However, under the prevailing CD Comprehensive Development District zoning a change of use, expansion of existing improvements, or redevelopment of these sites would require a site specific rezoning application. This requirement was effected as part of Rezoning Reference #06-13 and remains unchanged.

*Issue 2: Public Hearing Notice*

Concerns were raised regarding the notice of the Public Hearing for Rezoning Reference #12-18 on the proposed Riverbend Business Park Conceptual Development Plan, with specific reference to 5324 Riverbend Drive and 8355 Wiggins Street.

To: City Manager  
From: Director Planning and Building  
Re: Rezoning Reference #12-18  
8255/8360 WIGGINS STREET AND 5279  
RIVERBEND DRIVE

2014 June 18 .....Page 3

*Response:*

It is noted that the subject site is located within the Big Bend Development Plan, which has undergone public consultation on various plan amendments and policies since its initial adoption in 1972. A vast majority of properties that have undergone redevelopment within the area have proceeded through rezoning, where public hearings were held and public input received, including the rezoning of the subject area in 2006 under Rezoning Reference #06-13. With respect to the area consultation concerning the subject rezoning application, copies of the initial rezoning report as well as public hearing notifications were distributed to adjacent property owners and Public Hearing signs were installed on-site, in-line with the City's responsibilities under the Local Government Act.

In addition, throughout the planning process, staff have been in contact, in person and by phone with Tracy Wright (designated property manager of 5324 Riverbend Drive) and Peter Harco (owner and operator of 8355 Wiggins Street) regarding the proposed Riverbend Business Park Conceptual Development Plan and its advancement to Public Hearing. Staff have also been informed that the applicant has met with adjacent properties owners numerous times since acquiring the property, updating them on the progress of the plan, and providing them information on the Riverbend Business Park Conceptual Development Plan. Staff have been, and continue to be, available in person or by phone to discuss the Riverbend Business Park Conceptual Development Plan and the subject rezoning application, and any concerns related to adjacent properties.

*Issue #3: Site Servicing and Access*

Questions were raised regarding the protection of industrial access from adjacent road rights-of-way and the riverfront, and the responsibility for the provision of required services, road construction, and environmental remediation of road rights-of-way.

*Response:*

With regard to concerns about vehicular/pedestrian/bicycle access, road capacities and designations are determined by the Burnaby Transportation Plan. Wiggins Street and Riverbend Drive are designated as Industrial Standard Roads which would accommodate both truck movements and general vehicles. It is proposed that pedestrian and bicycle movements be separated from vehicle traffic by way of separated sidewalks and separated urban trail facilities, minimizing any conflicts between modes. As part of the proposed Riverbend Business Park Conceptual Development Plan, general vehicle traffic, and parking and truck traffic and loading will be separated on site to minimize vehicle conflicts. All traffic movements to a site would be addressed at the time of site specific rezoning application and reviewed by the City's Transportation Planning Division and Engineering Department – Traffic Division.

To: City Manager  
From: Director Planning and Building  
Re: Rezoning Reference #12-18  
8255/8360 WIGGINS STREET AND 5279  
RIVERBEND DRIVE

2014 June 18 .....Page 4

With regard to river access, riverfront industrial uses are encouraged and are seen as being compatible with public access with appropriate provisions for safety and security. The use of the riverfront for public access has been outlined in the Council Adopted Big Bend Development Plan since the 1970s and has been achieved for a majority of Burnaby's foreshore area. Questions were also raised regarding the maintenance of existing rail access to 5324 Riverbend Drive. The decision to maintain rail access is that of the rail provider and the property owner; the plan does not specifically require its maintenance or removal.

With regard to contaminated sites and its effect on adjacent roadways, the remediation of adjacent road rights-of-way would be required as part of a site specific rezoning or subdivision application, in accordance with guidelines established by the City's Environmental Services Division and the BC Ministry of Environment.

The applicant for the subject rezoning has recognized their responsibility to address the servicing of their own frontages, including: the reconstruction and straightening of Riverbend Drive with separated sidewalks, street trees, street lights and an urban trail; the construction of new dykes at the western and southern edges of the property complete with associated trails; the construction of a new dedicated road on their property complete with separated sidewalks, street trees and street lights; and the construction of the northern portion of Wiggins Street fronting their site. With reference to the unopened southern portion of the Wiggins Street right-of-way, its future construction or closure as part of an adjacent parcel's redevelopment would require the right-of-way to be remediated by the applicant to an appropriate standard. In line with standard City rezoning and subdivision approval processes, future applicants would be responsible for all services across their development frontage. Applicants would be required to address the contamination on the section of road right-of-way that they front at the time that they seek to rezone or subdivide their property in future, in-line with the Plan.

#### *Issue #4: Accessibility of Trails*

Concerns were raised with regard to the accessibility of the proposed trails within the Conceptual Development Plan area, with respect to their access by children, seniors and persons with disabilities. A request was made that the City consider surfacing the pathways with asphalt to improve accessibility.

#### *Response:*

There are three major trails to be completed in conjunction with the subject business park. One trail will be located on top of a dyke, at the property's western edge along the former Wheaton Street right of way. This trail is a designated urban trail and is proposed to be asphalt which would allow for full access to all members of the public, including bicyclists and persons with disabilities. The second trail is also an asphalt urban trail and is to be located on the northern side of Riverbend Drive. The third trail, which is to be located in the riparian area fronting the Fraser River is currently designed to be crushed granite, as a part of the Burnaby Foreshore Trail

To: City Manager  
From: Director Planning and Building  
Re: Rezoning Reference #12-18  
8255/8360 WIGGINS STREET AND 5279  
RIVERBEND DRIVE

2014 June 18 ..... Page 5

network. The Foreshore Trail network is not a designated Urban Trail and has been specified as a crushed granite trail as this surface offers the lowest impact on the riparian ecosystem. Notwithstanding this, given the high amenity value offered by the business park, staff are supportive of this trail being developed with an alternative permeable material (such as porous asphalt), which provides better accessibility, subject to receiving the necessary Fisheries and Oceans Canada (DFO) consent.


As previously noted, the subject rezoning application is conceptual in nature and only presents opportunities for future development in-line with the plan. As such, site specific redevelopment will require a new rezoning application with an associated Public Hearing. In response to the suggestion from the delegation, staff will pursue approval for the paving of the trail, in consultation with Fisheries and Oceans Canada (DFO). Resolution of this matter will be included in the necessary future rezoning report(s) for specific development within the Business Park.

### 3.0 CONCLUSION

At the Public Hearing held for Rezoning Reference #12-18, three speakers appeared and submitted correspondence with regard to the proposal's compatibility adjacent heavy industrial uses, Public Hearing noticee, servicing and access requirements, and the accessibility of the proposed riverfront trail. As requested by Council at the Public Hearing, this report provides the staff response to this matter.

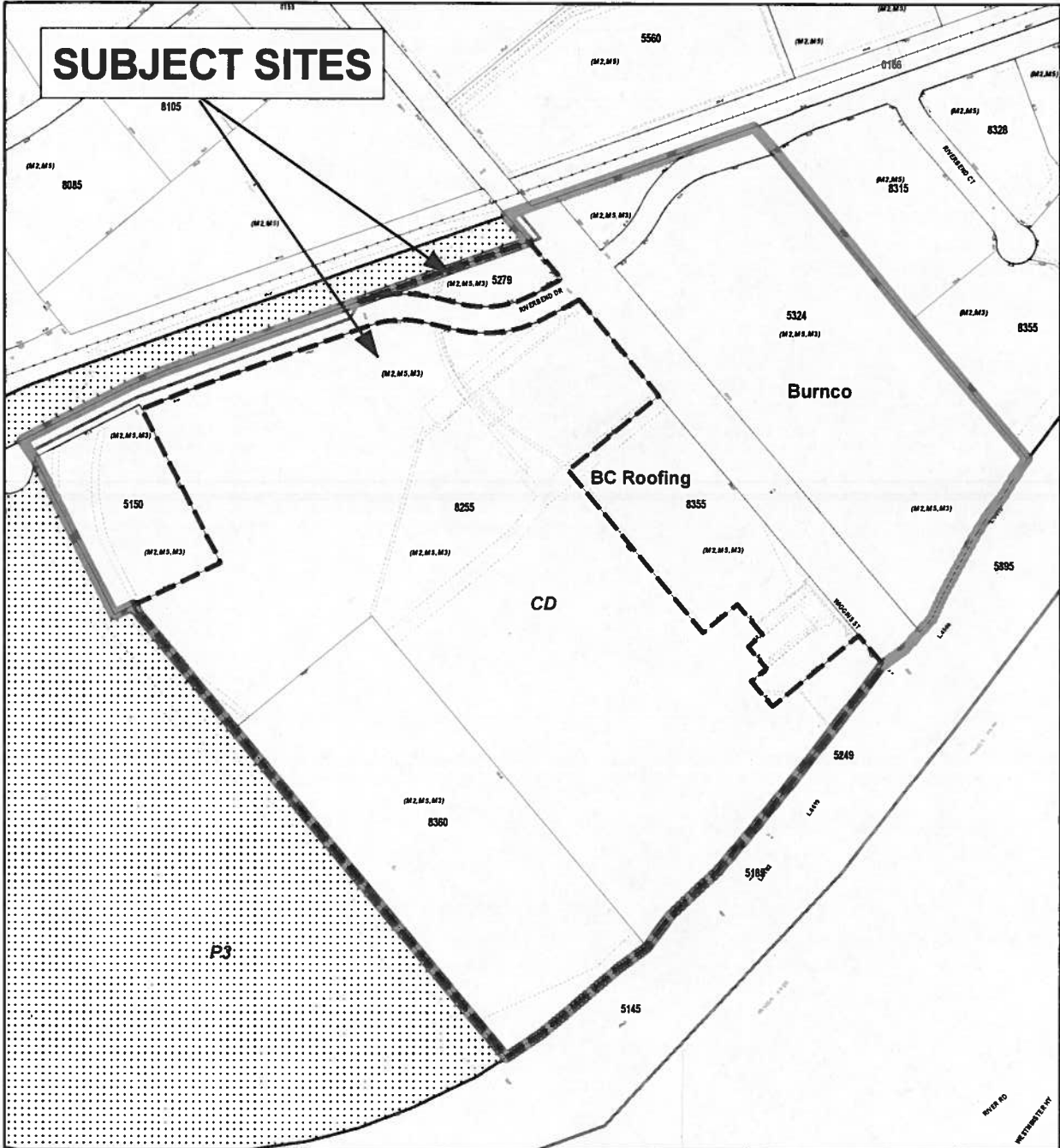
It is recommended that a copy of this report be sent to the applicant and to those who spoke at, or submitted correspondence to, the Public Hearing for Rezoning Reference #12-18

This is for the information of Council.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

DR:spf  
*Attachments*

cc: Director Engineering  
City Clerk



**SUBJECT SITES**



PLANNING & BUILDING DEPARTMENT



DATE:  
JUN 17 2014

SCALE:  
1:6,000

DRAWN BY:  
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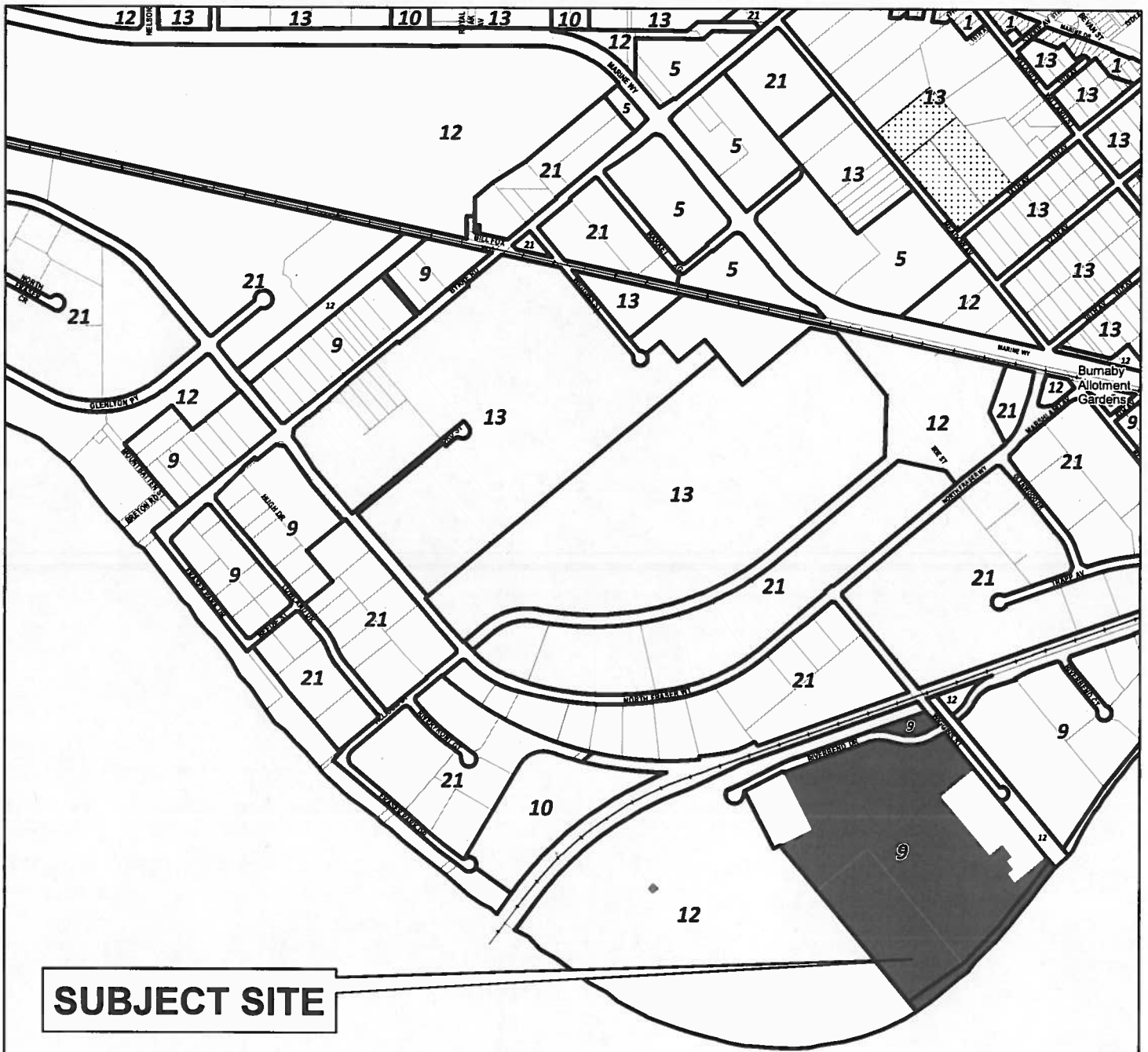
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8255, 8360 WIGGINS STREET AND  
5279 RIVERBEND DRIVE



Subject Site

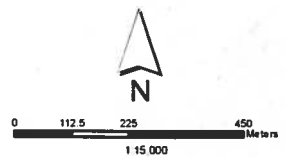


Conceptual Development  
Plan Area



**SUBJECT SITE**

- |  |                                    |
|--|------------------------------------|
| <b>1</b> Single and Two Family Residential       | <b>10</b> Institutional            |
| <b>2</b> Low Density Multiple Family Residential | <b>12</b> Park and Public Use      |
| <b>5</b> Commercial                              | <b>13</b> Agricultural             |
| <b>9</b> Industrial                              | <b>21</b> Big Bend Business Centre |



PLANNING & BUILDING DEPARTMENT

## Big Bend Community Plan