

**TO:** CITY MANAGER 2018 February 28

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #17-10014**  
**Zoning Conformance with adopted Community Plan**

**ADDRESS:** 7647 Willard Street (Sketches #1 and #2 *attached*)

**LEGAL:** Lot 41, District Lot 155a, Group 1, New Westminster District Plan 28537

**FROM:** P2 Administration and Assembly District

**TO:** A2 Small Holdings District

**APPLICANT:** City of Burnaby  
4949 Canada Way  
Burnaby, BC V5G 1M2

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2018 March 27.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 March 12, and to a Public Hearing on 2018 March 27 at 7:00 pm.
2. **THAT** a copy of this report be forwarded to the owner of the subject property, 1018527 BC Ltd., 307-6330 Fraser Street, Vancouver, BC, V5W 3A4.

**R E P O R T****1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to bring the subject property into conformance with the adopted Big Bend Development Plan's land use designation and Provincial Agricultural Land Reserve.

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## **2.0 NEIGHBOURHOOD CONTEXT**

The subject property is located on the west side of Willard Street, between 14<sup>th</sup> Avenue and 15<sup>th</sup> Avenue, in the Willard neighbourhood of the Big Bend Development Plan (see *attached* Sketches #1 and #2). To the south-west and south-east of the subject site are City-owned properties used for agricultural purposes with properties improved with various agricultural uses beyond. To the north-east across Willard Street are vacant City-owned properties. To the north-west are privately-owned vacant properties designated for agricultural uses.

## **3.0 BACKGROUND INFORMATION**

- 3.1 In 1950, Globe Foundry Limited, a metal casting/processing facility, was established on the subject property. The property was subsequently zoned M3 Heavy Industrial District in accordance with this industrial use when the 1965 Burnaby Zoning Bylaw was established.
- 3.2 In 1972, Council adopted the Big Bend Area Study: Proposed Development Plan as the basis for further undertakings towards the implementation of the primary goals and objectives outlined for the Big Bend area. In 1975, the City undertook an area rezoning process of several properties in the Big Bend Development Plan area (Rezoning Reference #37/75), including the subject property. As part of this rezoning, it was noted that due to the existing industrially-filled condition of the subject property, it was determined at the time that the property be rezoned to the P2 Administration and Assembly District. On 1976 June 07, Council gave Final Adoption to Rezoning Reference #37/75 regarding the subject property. At the time of the adoption of the rezoning bylaw amendment, the existing industrial building retained legal non-conformity.
- 3.3 The foundry operations remained active on the property until late 2011. In May of 2012, Globe Foundry's business licence account was closed as a result of non-payment for their 2012 business licence. In early 2014, the foundry building on the property was severely damaged by fire and was deemed unsafe for occupancy. At its meeting of 2014 April 28, Council authorized staff to remove and dispose of all buildings, materials and debris on the property, at the expense of the property owner. This occurred after the Licence Office confirmed that the property was in violation of the Burnaby Unsightly Premises Bylaw and contact with the property owner was unsuccessful. At its meeting of 2017 April 24, Council again authorized staff to remove and dispose of additional materials and debris on the site as a result of a large amount of dumping occurring on the site, at the expense of the property owner. At the time, records showed that the company had been formally dissolved, and the property was delinquent of taxes and had been escheated to the Province, with Globe Foundry Limited listed as the registered owner of the property at the Land Title Office.

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- 3.4 In the spring of 2017, the property was acquired by the current owner after all of the taxes and fees payable in respect of the property were satisfied.
- 3.5 The City is initiating this rezoning in order to bring the subject property into conformance with the land use designation for surrounding sites identified in the adopted Big Bend Development Plan.

#### **4.0 GENERAL INFORMATION**

- 4.1 This City application is proposing to rezone the subject property from P2 Administration and Assembly District to A2 Small Holdings District. The purpose of the proposed rezoning bylaw amendment is to bring the property in the Big Bend Development Plan into conformance with the agricultural land use designation of the adopted Community Plan and Agricultural Land Reserve. Redevelopment under the prevailing P2 District zoning for institutional uses is not considered appropriate in the area given the stable agricultural and residential character that has been established since the 1975 rezoning, which precluded redevelopment of a new industrial use following termination of the globe foundry use.
- 4.2 The A2 District is consistent with the property's agricultural land use designation identified in the Official Community Plan and the Big Bend Development Plan. The A2 District permits single-family dwelling uses, various agricultural uses, including greenhouses and nurseries, and various uses related to domestic animal possession. As such, any future development on this property would be in conformance with the community plan land use designation and this zoning district, and consistent with the prevailing agricultural and rural residential uses in this area. While it is noted that the lot is within the boundaries of the Agricultural Land Reserve, the lot is not of sufficient size to support rezoning to the surrounding A1 Agricultural District.
- 4.3 As noted, the property is currently vacant. Due to the historical industrial use of the property, the property owner will need to submit a Site Profile for the property, relative to the contaminated sites regulations, prior to any issuance of future development applications by the City.
- 4.4 Given that there is no development proposed as part of the subject rezoning, no development cost charges are required.
- 4.5 No servicing requirements, road dedications, easements, statutory rights-of-way or covenants are required in conjunction with this rezoning.
- 4.6 A tributary for Jerry Rogers Creek is located to the east of the subject site across Willard Street. If development of the subject site is proposed in the future, the streamside protection provisions of the City's Zoning Bylaw would be applied to this segment of the tributary.

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## 5.0 DEVELOPMENT PROPOSAL

5.1 Lot Area - 4,178.5 m<sup>2</sup> (44,977 sq. ft.) (subject to survey)

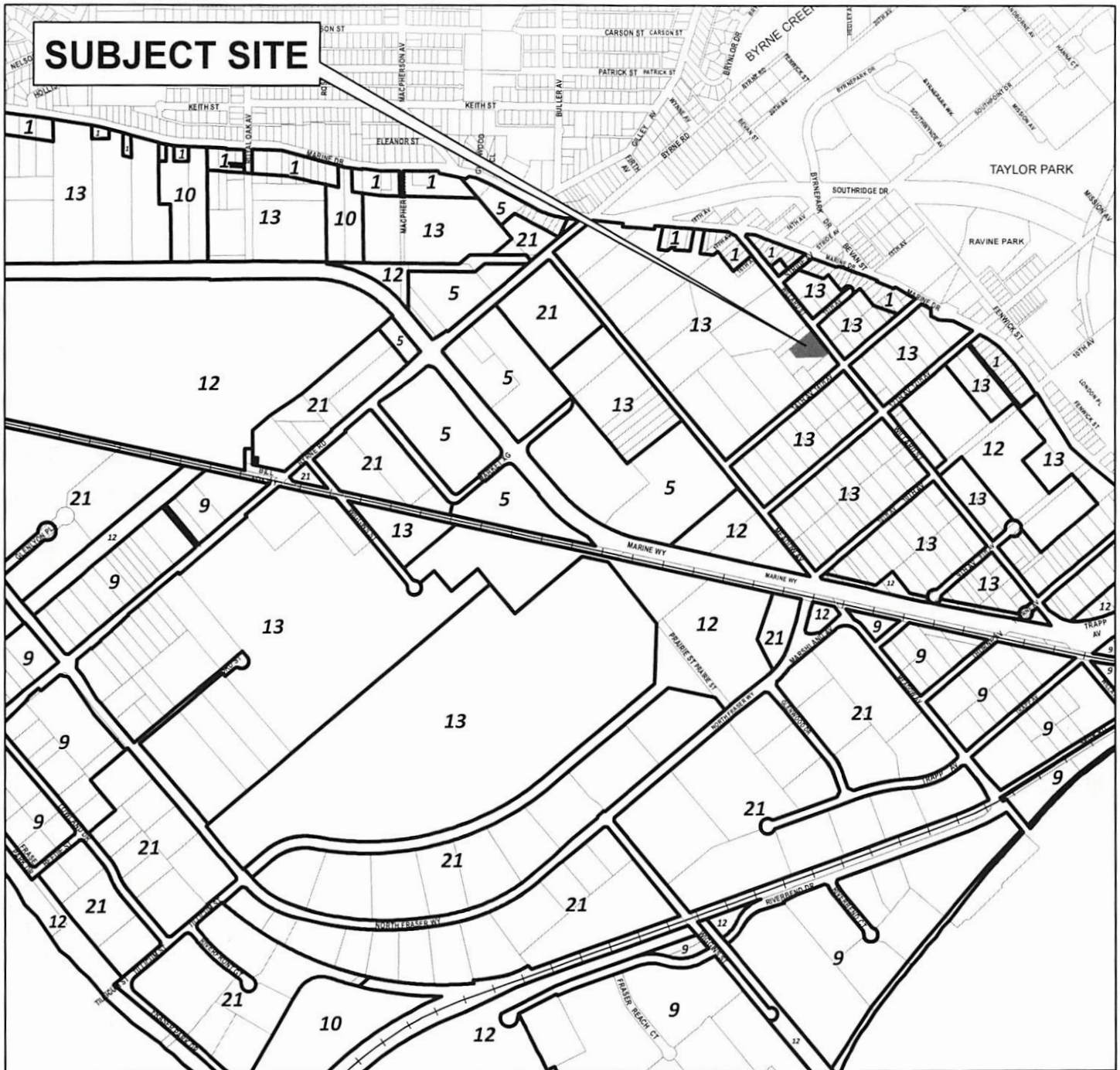
  
Lou Pelletier, Director  
PLANNING AND BUILDING

GT:  
**Attachments**

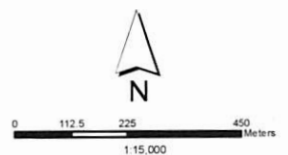
cc: Director Engineering  
City Solicitor  
City Clerk







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



PLANNING & BUILDING DEPARTMENT

## Big Bend Community Plan