

# CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #21-25  
2021 AUGUST 25

## ITEM #06

### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** City of Burnaby  
Attn: Dion Doepker  
4949 Canada Way  
Burnaby, BC V5G 1M2
- 1.2 Subject:** Application for the rezoning of:  
Portion of Lot 1 District Lot 167 Group 1 New Westminster District  
Plan BCP19147 Except: Part Dedicated Road on Plan BCP31029
- From:** P3 Park and Public Use District
- To:** CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, and M5 Light Industrial District)
- 1.3 Address:** Portion of 4800 Riverbend Drive (Sketches #1 and #2 *attached*)
- 1.4 Size:** The site is irregular in shape with a site area of approximately 40.3 ha (99.57 acres)
- 1.5 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.6 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit an organic materials recycling facility and a district energy facility on a portion of the subject site.

### 2.0 CITY POLICIES

The subject rezoning proposal aligns with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Economic Development Strategy (2007), Environmental Sustainability Strategy (2016), and Climate Action Framework (2019). Updates to the Official Community Plan (1998) and Big Bend Development Plan (1972) would be required.

### 3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

The subject site is located at the west end of Riverbend Drive, west of Fraser Reach Court, and is designated in the Big Bend Development Plan for park and public use (see *attached* Sketches #1 and #2). The Official Community Plan (OCP) designates the subject site as Green Zone land. It is noted that the southwest portion, as identified on Sketch #1, is specifically dedicated for park use. In Metro Vancouver's Regional Growth Strategy, that southwest portion is noted as a conservation and recreation area; the remainder of the site noted as a general urban area.

Immediately to the north and west is a railway right-of-way, beyond which are industrial/office developments and the Burnaby Youth Custody Services Centre. Immediately to the northeast are the Covanta incinerator and industrial/office developments. The Fraser River is directly to the south.

The subject City-owned site forms part of the Burnaby Fraser Foreshore Park. That portion of the property that is dedicated for park use includes Salmon Slough, a meadow habitat, and recreational trails. Sanctuary Slough and Sturgeon Slough are located along the northwest and northeast edge of the site, respectively. Recreational trails are located from the dedicated park area to the cul-de-sac, and along the northeast edge of the site.

#### **4.0 GENERAL INFORMATION**

- 4.1 The purpose of this rezoning is to permit the development of an organic materials recycling facility and a district energy facility on the portion of the property that is not dedicated for park use. No development is proposed to occur in the portion that is dedicated for park use. The organic materials recycling facility would provide the opportunity for the recycling of green waste generated within the City, rather than requiring its processing elsewhere. In addition, the organic waste facility would provide the opportunity to capture energy from the processed material. The district energy facility would capture unutilized heat energy from the neighbouring incinerator, which could be used to provide heat and hot water to Burnaby residents. Both facilities would help reduce greenhouse gas emissions and help meet the goals of the City's Climate Action Framework. Vehicular access to the site would be from Riverbend Drive.
- 4.2 Requirements to advance this rezoning would include an ecological assessment of the subject site. In addition, as the site is designated for park and public use in the Big Bend Development Plan and as Green Zone land in the OCP, amendments to those policy documents would be required prior to the approval of this rezoning application.
- 4.3 The proposed prerequisite conditions of this rezoning will be included in a future report.

#### **5.0 RECOMMENDATION**

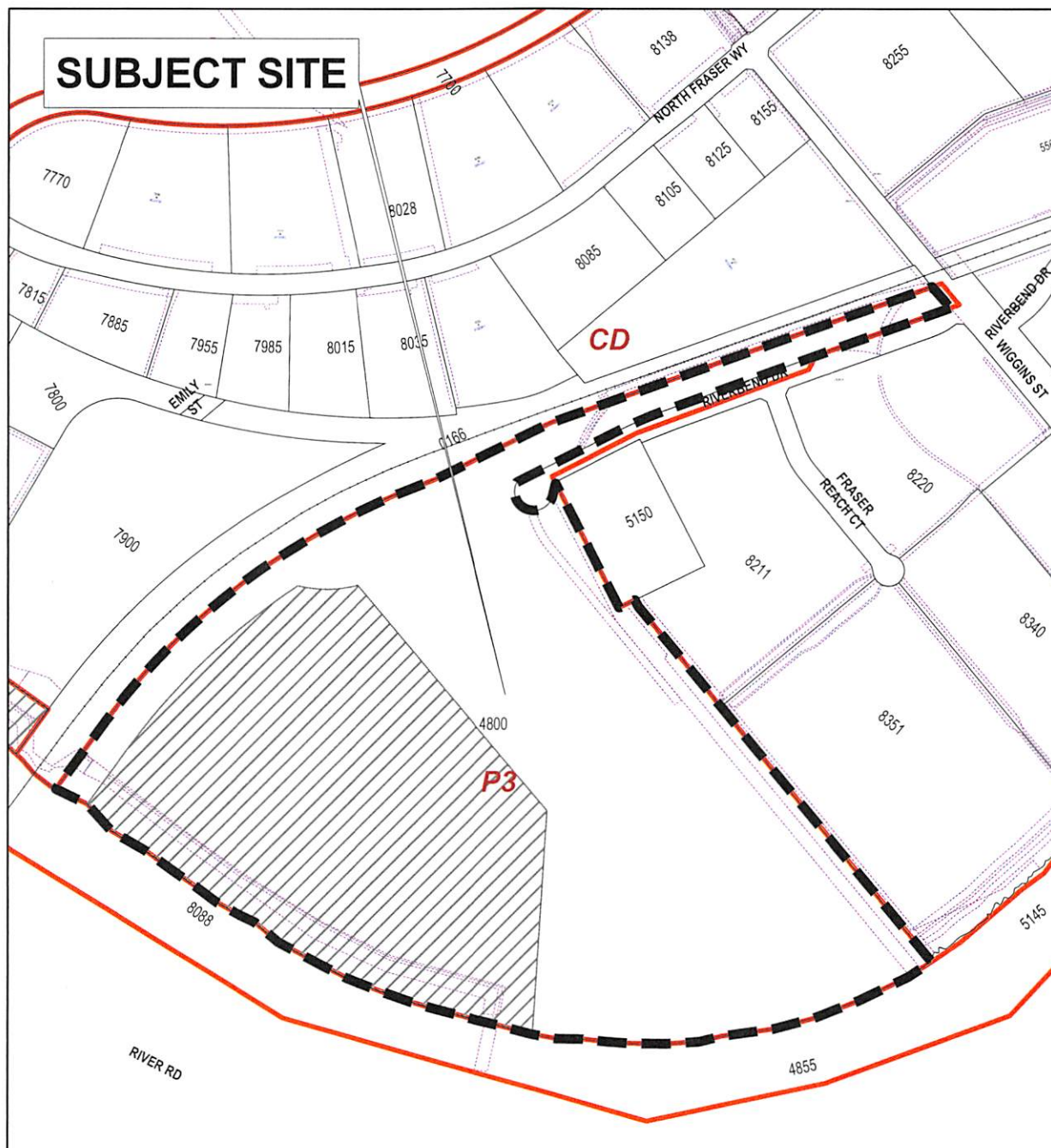
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



LS:spf

**Attachments**

cc: City Solicitor  
City Clerk



PLANNING &amp; BUILDING DEPARTMENT



Date: AUG 05 2021

scale: 1:7,500

Drawn By: JS

**REZONING REFERENCE #21-25**  
**4800 RIVERBEND DRIVE**



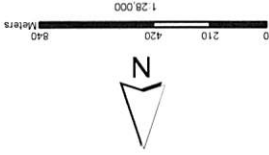
Subject Site



### Dedicated Park

### Sketch #1





- |   |   |
|---|---|
| 9 | Industrial                              |
| 5 | Commercial                              |
| 2 | Low Density Multiple Family Residential |
| 1 | Single and Two Family Residential       |

- |    |                          |
|----|--------------------------|
| 10 | Institutional            |
| 12 | Park and Public Use      |
| 13 | Agricultural             |
| 21 | Big Bend Business Centre |

SUBJECT SITE

