

ITEM	17
MANAGER'S REPORT NO.	20
COUNCIL MEETING	March 29/76

Re: LETTER DATED MARCH 9, 1976 FROM DUNHILL DEVELOPMENT CORPORATION LTD.
MacINNIS PLACE TWIN TOWERS
REZONING REFERENCE #26/75
(Item 2, Report No. 12, February 23, 1976)

Appearing on the Agenda for the March 29, 1976 meeting of Council is a letter from Mr. C. F. Proctor, Project Coordinator for Dunhill Development Corporation Ltd., regarding Rezoning Reference #26/75. Following is a report from the Director of Planning on this matter.

RECOMMENDATION:

1. THAT Council reaffirm the deposit of a Parkland Acquisition Levy of \$1,080/unit to go towards the acquisition of neighbourhood parks as a prerequisite to the completion of Rezoning Reference #26/75.

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PLANNING DEPARTMENT
MARCH 25, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: LETTER FROM DUNHILL DEVELOPMENT CORPORATION
REZONING REFERENCE #26/75

Appearing on the Council Agenda is an item of correspondence from Dunhill Development Corporation related to the prerequisites to the completion of Rezoning Reference #26/75 which were endorsed by Council at its meeting of February 23, 1976.

With the exception of remarks related to the Parkland Acquisition Levy, the comments in the letter are in order. As is normal procedure, the rezoning prerequisites will be completed to the required detail by the applicant and processed through the appropriate Municipal Departments. The following comments, in response to Point 7 raised in Dunhill's letter, will further clarify the Parkland Acquisition Levy as it relates to this rezoning proposal.


The siting of the two towers at the north end of the site was outlined in the adopted Community Plan. The towers were to be set back as far as possible from the Trans Canada Highway. The density (floor area) of the project, however, was based on the entire site area. The dedication of the southern site area to the Municipality is not required as a part of the neighbourhood park system but was suggested for management and maintenance purposes only. In conformity with the Community Plan, this land cannot be built upon. The dedicated park to the west of this site mentioned in the letter was also considered in the project density figures for a previous rezoning (Rezoning Reference #44/74). In line with Council adopted policy, the Parkland Acquisition Levy is applicable to the subject development site.

For information the Parkland Acquisition Levy has not been applied in the Burnaby 200 rezonings as all required park land has been dedicated as part of the project. The dedicated park land is not included in the determined site areas of the various residential enclaves to be rezoned nor is it included in density or site coverage calculations.

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RECOMMENDATION:

It is recommended THAT Council reconfirm the deposit of a Parkland Acquisition Levy of \$1,080/unit to go towards the acquisition of neighbourhood parks as a prerequisite to the completion of Rezoning Reference, #26/75.


A. L. Parr,
DIRECTOR OF PLANNING.

CBR:cm