

ITEM	10
MANAGER'S REPORT NO.	57
COUNCIL MEETING	1979 08 27

Re: REZONING REFERENCE #24/79
 PUBLIC HEARING - 1979 AUGUST 14
 LOTS 3 & 4, BLOCK 24, D.L. 95N, PLAN 7778; LOT 5 EX. EXPL. PL. 9774,
 BLOCK 24, D.L. 95N, PLAN 7778; LOT 5, SK. 9774, BLOCK 24, D.L. 95N,
 PLAN 7778: 7255, 7267 AND 7285 SALISBURY AVENUE AND
 7059 BERESFORD STREET

Following is a report from the Director of Planning regarding Rezoning Reference #24/79.

RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted.

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TO:	MUNICIPAL MANAGER	PLANNING DEPARTMENT 1979 August 22
FROM:	DIRECTOR OF PLANNING	Our File: 02.264
SUBJECT:	REZONING REFERENCE #24/79 PUBLIC HEARING - 1979 AUGUST 14 LOTS 3 & 4, BLOCK 24, D.L. 95N, PLAN 7778; LOT 5 EX. EXPL. PL. 9774, BLOCK 24, D.L. 95N, PLAN 7778; LOT 5, SK. 9774, BLOCK 24, D.L. 95N, PLAN 7778: 7255, 7267 AND 7285 SALISBURY AVENUE AND 7059 BERESFORD STREET (SKETCHES 1 & 2 ATTACHED)	

RECOMMENDATION:

1. THAT Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 35, 1979, Number 7401, be brought forward for First and Second Readings.

REPORT

At the Public Hearing on 1979 August 14, the subject rezoning was considered.

Much of the discussion related to broader issues of the Community Plan for the area. Appearing with this Agenda is the proposed amended Community Plan entitled Kingsway/Edmonds Area Plan. That report deals with many of these broader questions.

This report discusses the following three questions:

1. What is the status of the proposed park strip within the B.C. Hydro Right-of-Way east of Griffiths Avenue?
2. When was the road pattern changed in that section of Community Plan Six bounded by Griffiths Avenue, Kingsway, Beresford Street and Salisbury Avenue?

3. To what width is the section of Beresford Street within Community Plan Six to be constructed?

These questions are answered in turn below.

1. The proposed amended plan continues to show the subject park strip. The following "further action" is recommended in the Kingsway/Edmonds Area Plan report (Section 6.2):


"Pursue negotiations with B.C. Hydro towards the removal of tracks within the Beresford Street right-of-way east of Griffiths Avenue and the development of this strip for park purposes. Concurrent with these discussions, continue to pursue the landscaping of Edmonds loop and the substation at Kingsway and Griffiths Avenue."

2. The Community Plan which showed a connection of Beresford Street to Griffiths Avenue was adopted by Council on 1970 September 21. Amendments to this plan which included, among other items, an alteration to this road pattern were adopted by Council on 1972 September 25. The proposed Community Plan described in the Kingsway/Edmonds Area Plan report does not propose changes in the currently adopted road pattern for this sector.

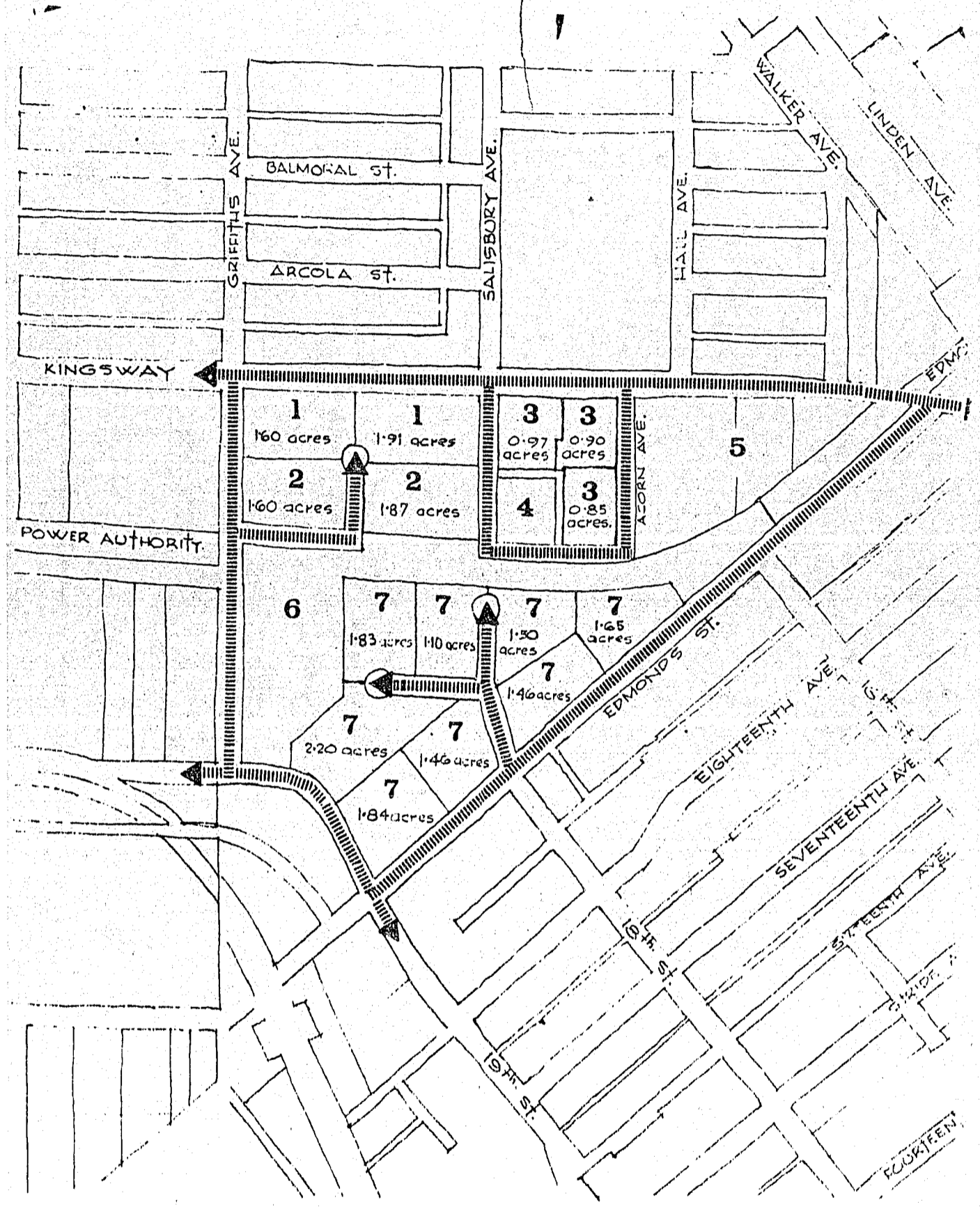
3. Beresford Street west of Salisbury Avenue is to be constructed to a 11.0 m (36 ft.) width. This is the accepted standard for residential access within multiple family areas. The 8.5 m (28 ft.) standard which has been constructed between Salisbury Avenue and Acorn Avenue is an anomaly within apartment areas. The 8.5 m standard was constructed in conjunction with Rezoning Reference #142/66 (site on northeast corner of Salisbury and Beresford). This standard was considered acceptable in 1966. In conjunction with Rezoning Reference #73/73 (site on the northwest corner of Beresford and Acorn), this existing 8.5 m standard was extended the short distance east to Acorn Avenue. The 8.5 m standard was continued as it was not considered desirable to change the road width at mid-block. The usual practice is that parking is not permitted on 8.5 m wide streets in multiple family areas. The 11.0 m standard permits parking while providing for an acceptable flow of two-way traffic. If problems with traffic circulation arise on this section of Beresford parking on one or both sides will have to be eliminated.

The 11.0 m (36 ft.) standard recommended for Beresford west of Salisbury in conjunction with Rezoning Reference #24/79 is justified based on expected traffic generation from the cul-de-sac on-street parking ability and as there exist no local conditions to prevent the implementation of this typical standard.

As the review of Apartment Study Area 'O' has been advanced to Council, it is appropriate that the subject rezoning be advanced to First and Second Readings on 1979 August 27.


L. PARR
DIRECTOR OF PLANNING

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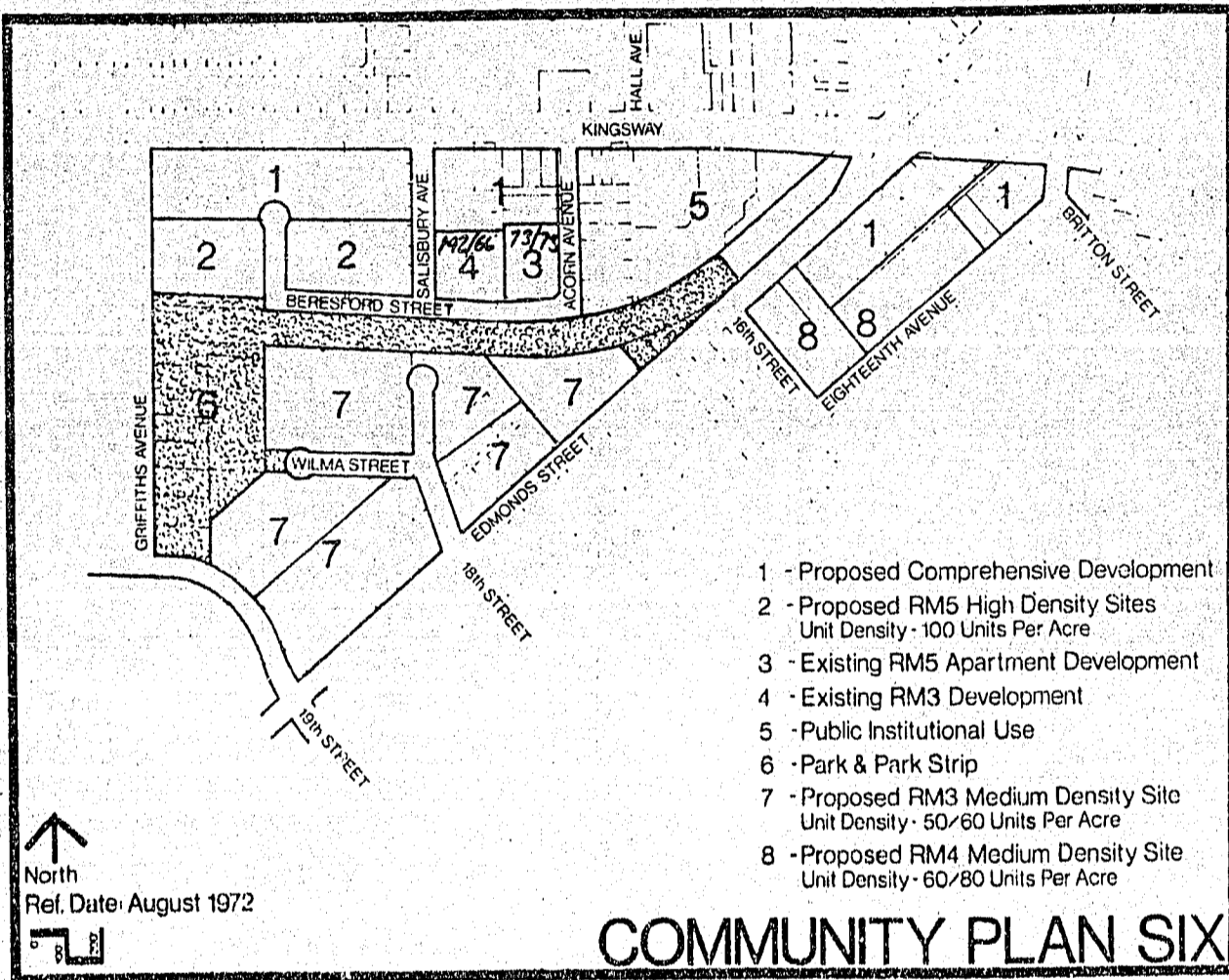


COMMUNITY PLAN AREA '0'
 ADOPTED 1970 SEPTEMBER 21.

SKETCH #1

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COMMUNITY PLAN SIX

SKETCH #2

ADOPTED 1972 SEPTEMBER 25