

ITEM 6  
MANAGER'S REPORT NO. 50  
COUNCIL MEETING 1981 10 19

RE: REZONING REFERENCE #21/80

2070 DUTHIE AVENUE

(ITEM 15, MANAGER'S REPORT NO. 50, 1980 AUGUST 05)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1981 OCTOBER 14  
FROM: DIRECTOR OF PLANNING  
SUBJECT: REZONING REFERENCE #21/80  
2070 DUTHIE AVENUE (AT SUTLIFF STREET)

RECOMMENDATIONS:

1. THAT Council approve the amendment to Community Plan Seven which is outlined in Section 4.0 and Sketch 4 of this report.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1981 November 2 and to a Public Hearing on 1981 November 17 at 19:30 h, and that the following be established as prerequisite to the completion of the rezoning:

- a) The satisfaction of all necessary subdivision requirements.

REPORT

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Donray Construction Ltd.,  
2070 Duthie Avenue,  
Burnaby, B.C.
- 1.2 Subject: Application for the rezoning of:  
Lot 1, Blk. 10, D.L. 136, Plan 4417  
From: A2 Small Holdings District  
To: R2 Residential District
- 1.3 Address: 2070 Duthie Avenue
- 1.4 Location: The subject property is located on the east side of Duthie Avenue midway between Sutliff Street and Montecito Drive.
- 1.5 Size: The property has an area of 8704.9 m<sup>2</sup> (93,701.83 sq. ft., 2.15 acres).
- 1.6 Services: The Municipal Engineer will be requested to provide a cost estimate for services necessary to serve the site.
- 1.7 Rezoning Intention: The intent of the proposed rezoning is to enable the development of eight single family residential lots which conform to Residential District (R2) zoning.

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## 2.0 BACKGROUND:

The subject property is designated in the adopted Community Plan Seven for residential use of the west portion and school use of the east portion (see Sketch 3 attached). Council received a report from the Planning Department on this rezoning application on 1980 July 21. That report recommended rezoning the west portion of the subject site to create Residential District (R2) lots fronting Duthie Avenue and purchase and rezoning of the larger east portion for future inclusion with the school site in compliance with the adopted Community Plan.

Council agreed with the R2 rezoning of the western portion of the property but did not approve the rezoning or purchase of the eastern portion. At the request of the applicant (property owner) the rezoning has been held in abeyance.

## 3.0 CURRENT SITUATION:

3.1 The School Board has determined that from its point of view the eastern portion of the subject property is not needed for school use. On 1981 September 08 the School Board adopted the following recommendation of the Board's Buildings and Grounds Committee:

"That the School Board inform the Municipality that the 1.2 acres presently held on a "school reserve basis" are not required for school expansion."

3.2 The Planning Department has reviewed the need for future expansion space for the school site based upon a knowledge of future population growth potential in the school's catchment area and school enrollment trends. We agree with the School Board that the proposed expansion of the Montecito School site is no longer required.

3.3 The Planning Department has reviewed the neighbourhood park and open space needs within this general area based upon the accepted neighbourhood park/open space standard of 2.25 acres per 1,000 persons. Based upon population projections a future need will exist for 5.1 acres of additional park in this general area. It is considered that the anticipated future park need will be met through the implementation of a number of previously approved proposals involving an addition to the park portion of the Sperling School site, the provision of a neighbourhood park east of Augusta Avenue as included in Community Plan Seven and the development of the neighbourhood park projected for the area between Broadway and Loughheed Highway. In addition, the developing district level facility at Squid Lake Park will provide considerable recreational benefits to the residents of the Sperling - Broadway-Montecito area. It is concluded, therefore, that this property which is presently proposed for the expansion of the Montecito School site will not be required for park purposes.

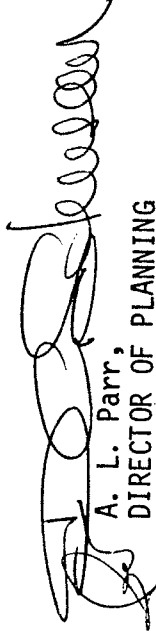
#### 4.0 COMMUNITY PLAN AMENDMENT:

- 4.1 It has been determined, as discussed above, that the subject property is not required for park or school purposes. The appropriate use of this property, which is compatible with the surrounding land uses, is residential development in conformance with Residential District (R2) zoning which is the prevailing residential zoning in the general area. It is therefore recommended that Community Plan Seven be amended to designate the subject site for Residential District (R2) development.
- 4.2 While not strictly necessary on the basis of projected school enrollments, it would be desirable to include Lots 137 and A which are noted on sketches 1 and 4 within the school site. This inclusion is recommended for the following reasons:
- a) the addition of these two lots to the school site will provide an area suitable for a playing field in conjunction with a portion of the present school site,
  - b) because the lots are surrounded by school grounds they may not be desirable residential lots and,
  - c) the lots appear as a somewhat illogical intrusion into the school site. More appropriate boundaries for the school grounds are Duthie Avenue and the proposed new street.
- It is the intention of the Planning Department to pursue this matter with the School Board prior to submitting a further report to Council. Review of this matter need not delay consideration of the subject rezoning proposal. The proposed inclusion of these properties in the school site may proceed independently.
- 4.3 If Council concurs with the Community Plan amendment it is recommended that this rezoning to Residential District (R2) be advanced on the basis of the prerequisite outlined in the recommendation of this report.

*APL*  
CBR/g1

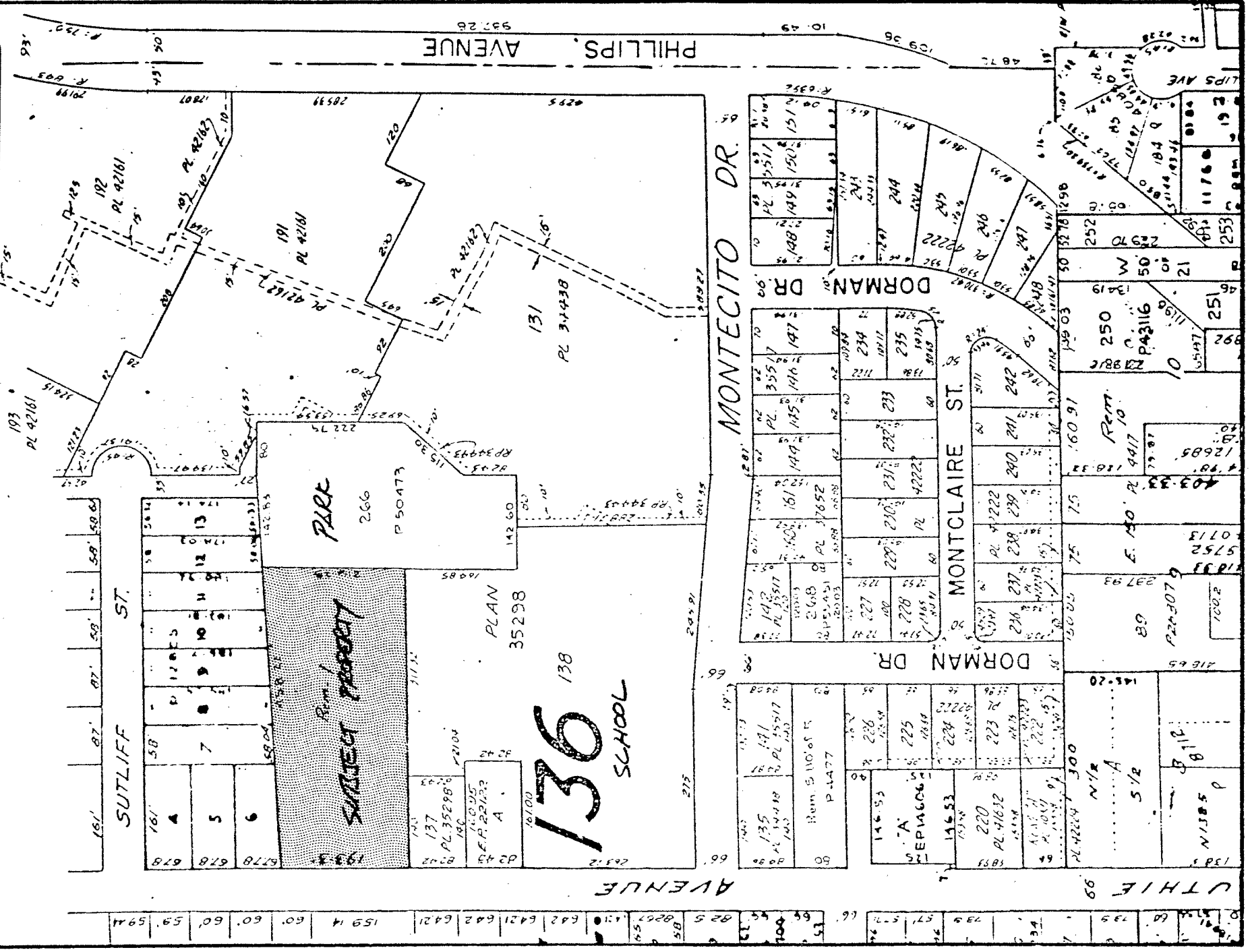
Attachments

c.c. Parks and Recreation Administrator

  
A. L. Parr,  
DIRECTOR OF PLANNING

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Date

98/ OCT.

Scale

1" = 200'

Drawn By

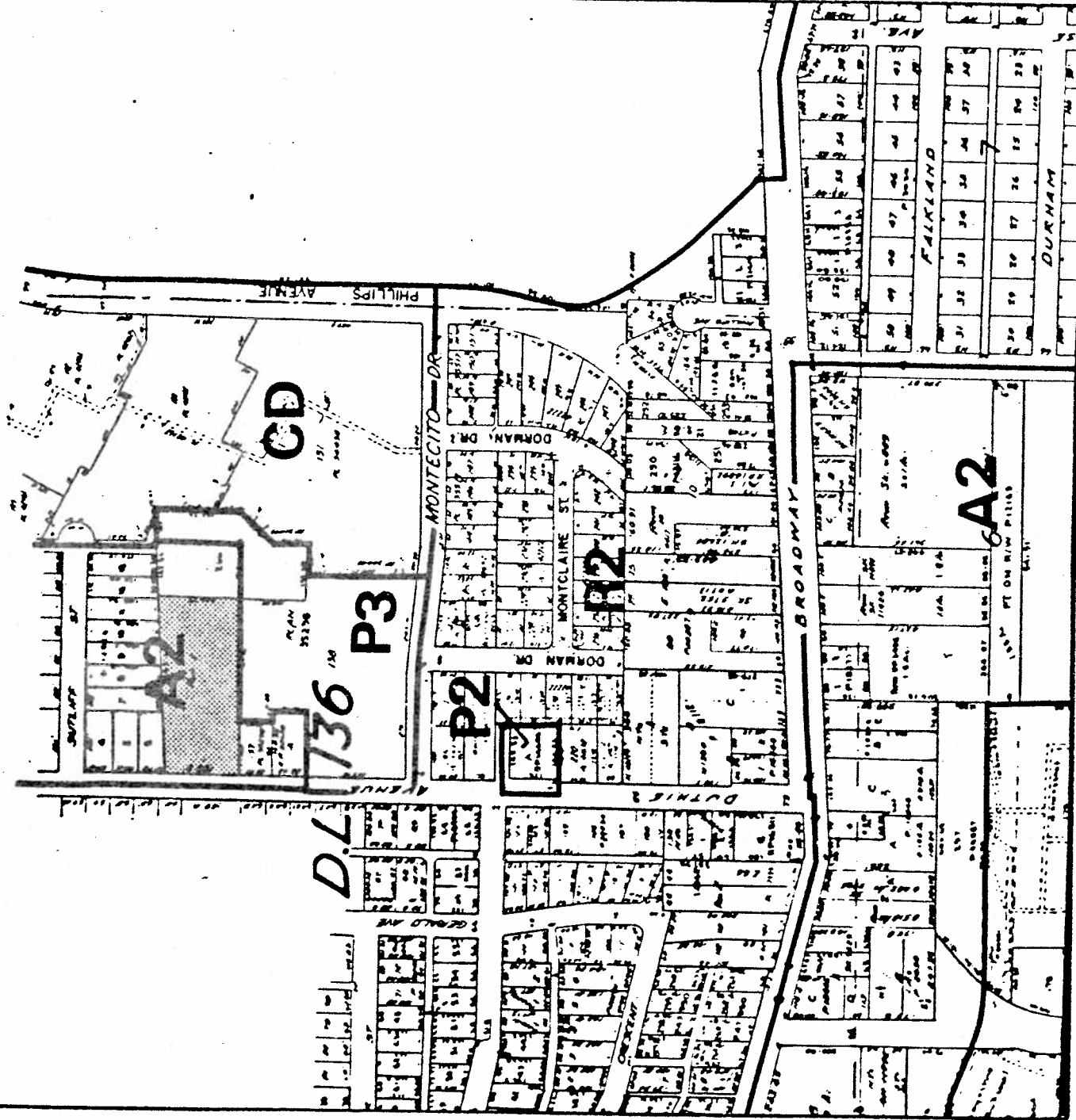


Burnaby Planning Department

REZONING REFERENCE # 21/80

SKETCH 1.

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Date

JULY 1980

Scale

1" = 400'

Drawn By

SKETCH 2

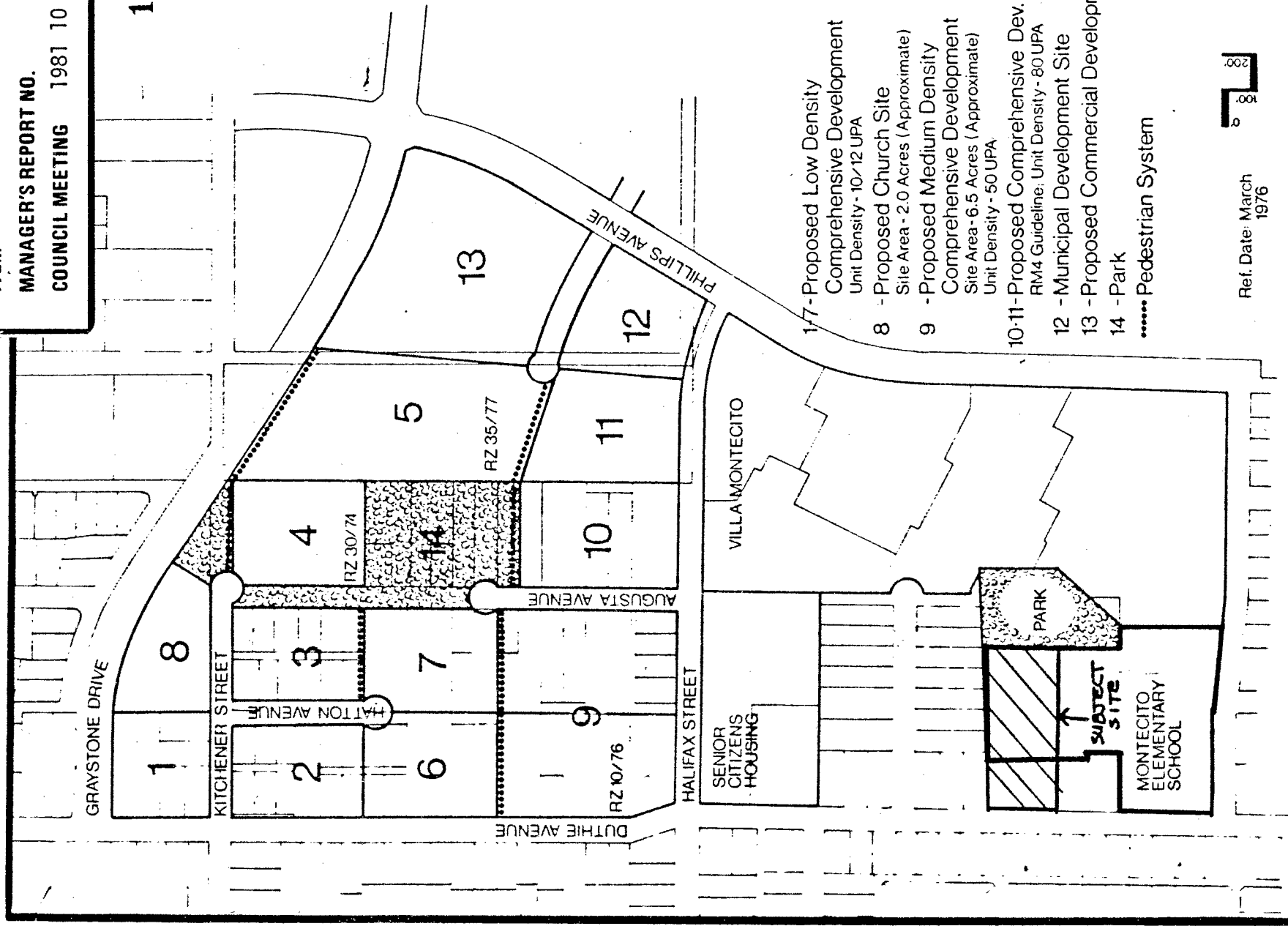


Burnaby Planning Department

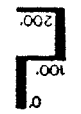
PERSONAL REFERENCE # 24/80

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- 17 - Proposed Low Density Comprehensive Development  
Unit Density - 10/12 UPA
- 8 - Proposed Church Site  
Site Area - 2.0 Acres (Approximate)
- 9 - Proposed Medium Density Comprehensive Development  
Site Area - 6.5 Acres (Approximate)  
Unit Density - 50 UPA
- 10-11 - Proposed Comprehensive Dev.  
RM4 Guideline; Unit Density - 80 UPA
- 12 - Municipal Development Site
- 13 - Proposed Commercial Development
- 14 - Park
- ..... Pedestrian System



Ref. Date: March 1976

# COMMUNITY PLAN SEVEN

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Burnaby Planning Department

Date  
1980 JULY

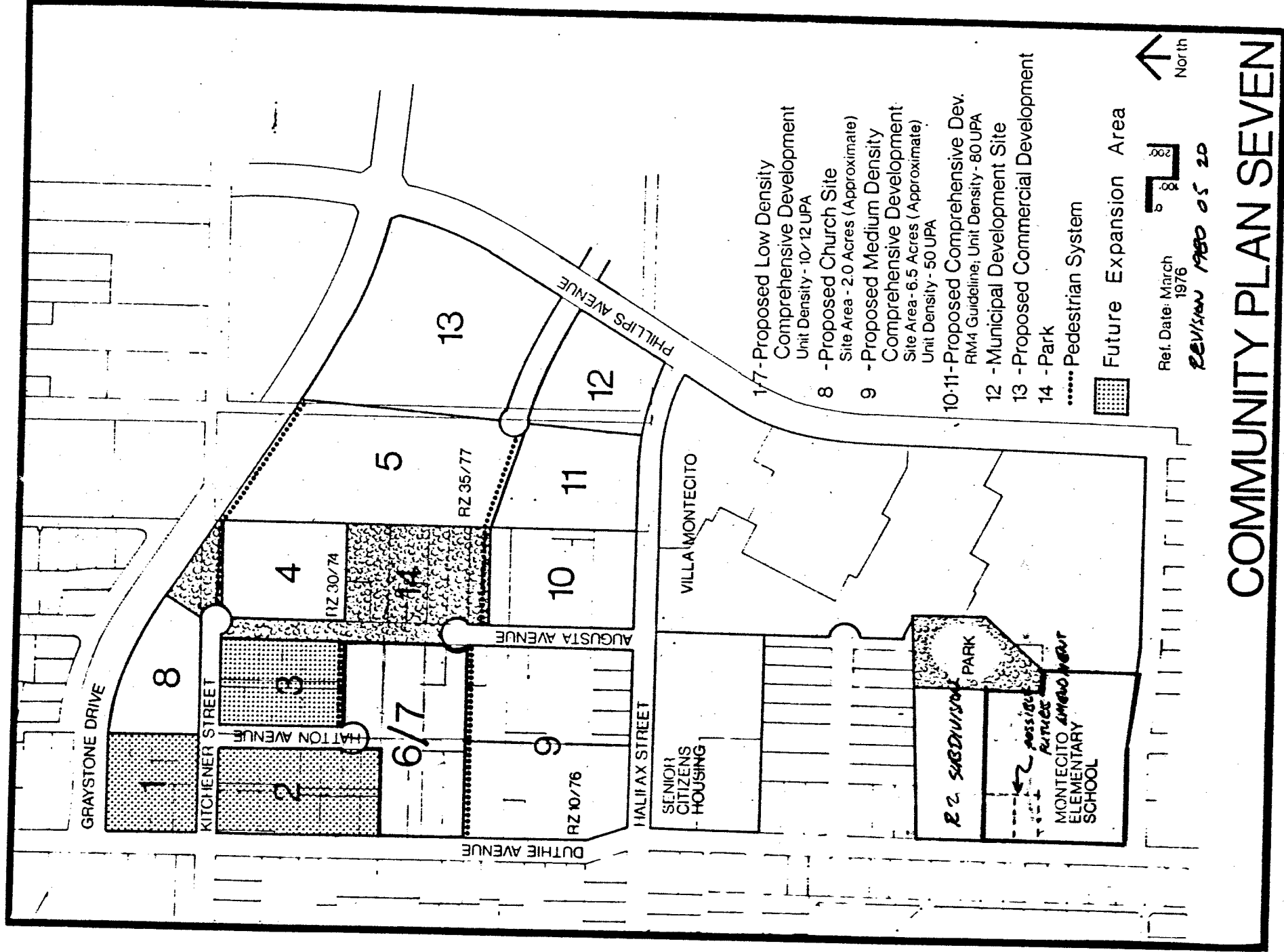
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Drawn By  
C.M.

REZONING REFERENCE #21/80  
 EXISTING COMMUNITY PLAN.

SKETCH 3

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PROPOSED AMENDED PLAN

