

ITEM	20
MANAGER'S REPORT NO.	48
COUNCIL MEETING	1982 08 23

RE: REZONING REFERENCE #10/78A  
 LOT 1, EXCEPT W 80 FT. BLOCK 23, D.L. 6, PLAN 6691  
 9637 CAMERON STREET

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1982 AUGUST 18

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #10/78A  
 LOT 1, EXCEPT W 80 FT. BLK. 23, D.L. 6, PLAN 6691  
 9637 CAMERON STREET

RECOMMENDATION

1. THAT Council receive the report of the Planning & Building Inspection Department and request that a Rezoning By-law be prepared and submitted for First Reading on Tuesday, 1982 September 07, and that the Rezoning be advanced to a Public Hearing on Monday, 1982 September 20 at 18:45 h, and that the following be established as a condition to the completion of rezoning:
  - a) The approval of the Ministry of Transportation and Highways to the rezoning.

REPORT

On 1980 March 17, Council tabled consideration of the attached report dealing with the proposed rezoning of the subject property from Residential District (R2) to Park & Public Use District (P3). Rezoning of the property was required in order to reflect the intended use of the land for public purposes as a part of the site for Phase 1 of the Cameron Recreation Centre and Library Complex. The property is designated in the adopted Community Plan for the area (Community Plans Five and Ten) as part of the municipal library/recreation centre complex (see sketch #3 of report).

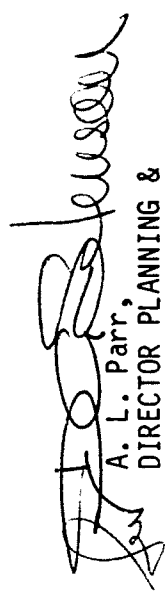
Title to the subject property has vested in the Corporation since 1979 August 16, as was declared by the Honourable Mr. Justice Toy on 1980 March 06, and as confirmed by the Judgment of the B.C. Court of Appeal dated 1981 April 08. Title has now been registered in Burnaby's name in the Land Title Office.

In order that the Corporation may now follow through with its plans to provide the recreation centre/library complex with needed fire lanes, accesses to the loading bay and parking areas for which the land was originally acquired by way of expropriation, it is necessary to resume the rezoning process and to advance the subject property to a Public Hearing.

Upon finalization of the rezoning, it is the intention of the Municipality to commence construction of the parking and loading accesses and fire lane improvements based on a revised site plan which allows retention of the existing dwelling albeit on a reduced building site. It is most desirable that these works be completed as soon as possible, prior to the onset of poor construction weather in the fall/winter season, in order to avoid unnecessary delays and escalating costs.

The subject property will be consolidated with the balance of the recreation centre to the west (Lot 81, D.L. 6, Pl. 57310), and a 3 m (10 ft.) wide strip of land across the frontage of the property will be dedicated for the future widening of Cameron Street.

In view of the foregoing, it is appropriate for Council to now consider the report on Rezoning Reference #10/78A, and to refer the matter to a Public Hearing.



A. L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

DGS/gl  
Attachment

cc: Municipal Solicitor  
Municipal Clerk  
Director Engineering  
Director Recreation & Cultural Services  
Chief Building Inspector  
Chief Librarian

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THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT  
REZONING REFERENCE #10/78A  
1980 March 17

Item #9

1.0 GENERAL INFORMATION

- 1.1 Applicant: The Corporation of the District of Burnaby  
4949 Canada Way  
Burnaby, B.C. V5G 1M2
- 1.2 Subject: Application for the rezoning of:  
  
Lot 1. exc. W. 80 Ft., Blk. 23,  
D.L. 6, Plan 6691
- From: R2 Residential District  
To: P3 Park and Public Use  
District
- 1.3 Address: 9637 Cameron Street
- 1.4 Location: The subject property is located on the north side of Cameron Street between Noel Drive and North Road (refer to attached Sketches 1 and 2).
- 1.5 Size: The subject property is rectangular in shape with an area of approximately 1 956.5 m<sup>2</sup> (21,037.5) sq ft.), a 25.9 m (85 ft.) frontage on Cameron Street, and a depth of 75.44 m (247.5 ft.)
- 1.6 Services: All Municipal services are available and adequate to serve the subject site.
- 1.7 Applicant's Intentions: The Corporation has initiated this rezoning in order to include the subject property within the first phase site of a library and recreation complex to serve the residents of the northeastern sector of the Municipality.

2.0 SITE OBSERVATIONS

The subject site is presently occupied by a single family residence fronting Cameron Street. To the east lie several single family dwellings of varying age and condition on relatively large parcels fronting Cameron Street. To the west construction is progressing on the Phase I library/recreation centre complex. Numerous well-maintained single family residences, some of which occupy large parcels of land, are found to the north of the site fronting Sullivan Street. A large vacant parcel, a large relatively new three-story apartment building and the Loughheed Mall are located to the south across Cameron Street which is developed to full Municipal standards.

3.0 GENERAL BACKGROUND AND DISCUSSION

- 3.1 Council approved the library site on 1976 February 02 and the recreation site on 1976 December 06. The library/recreation complex site is now an effective operational component of the Community Plan Area "G" (see Sketch #3 attached). Pursuant to these actions, the Municipality has proceeded to acquire the necessary properties in order to consolidate an appropriate site. The Library Board as well as the Parks and Recreation Commission has approved the joint construction of an

integrated library/recreation complex on the subject site.

3.2 The Municipality had previously acquired four of the five properties necessary to comprise the designated Phase I of the project site (refer to Sketch #3). These four acquired properties were granted Final Adoption of the requisite zoning bylaw on 1978 July 04 from the Residential District Two (R2) to the Park and Public Use District (P3). Council was advised in the previous rezoning report that the additional required property at 9637 Cameron Street was subject at that time to an Expropriation Bylaw. Upon completion of the Expropriation Bylaw, it was noted that the Municipality would initiate the rezoning of this property for inclusion in the Phase I library/recreation complex site.

3.3 The construction of the Phase I library/recreation complex building is now nearing completion. It is necessary to advance this amendment rezoning to Council for consideration at this time. This fifth property will be consolidated with the initial four-property site to fulfill the overall required Phase I site. A 3 m (10 ft.) wide strip for the widening of Cameron Street would be dedicated.

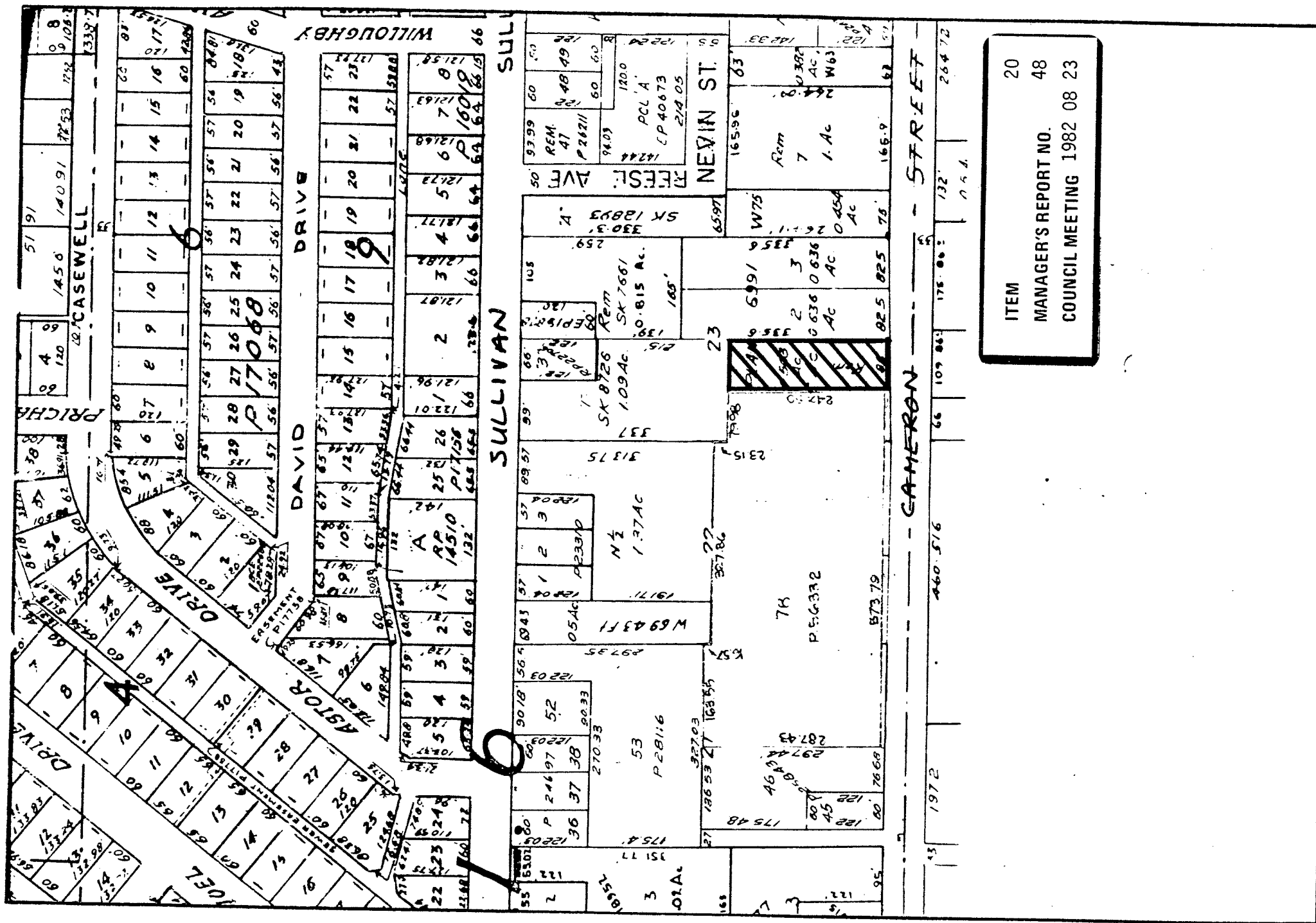
3.4 The Expropriation Bylaw for the property at 9637 Cameron Street is now complete and the final arbitration proceedings are underway. At the time of expropriation, the property was zoned Residential District (R2). The current rezoning of the property to the Park and Public Use District (P3) will not affect the matter of compensation to the owner involved in the expropriation.

#### 4.0 RECOMMENDATION

It is recommended:

- 1) THAT Council receive the report of the Planning Department and request that a rezoning bylaw be prepared and that the rezoning be advanced to a Public Hearing on 1980 April 15 at 19:30 h and the following be established as a condition to the completion of rezoning:
  - a) The approval of the Ministry of Transportation, and Highways to this rezoning.

*ALL*  
KI:CM/rIp  
Attachments  
cc: Municipal Solicitor  
Chief Building Inspector  
Parks and Recreation Administrator  
Municipal Clerk  
Municipal Engineer



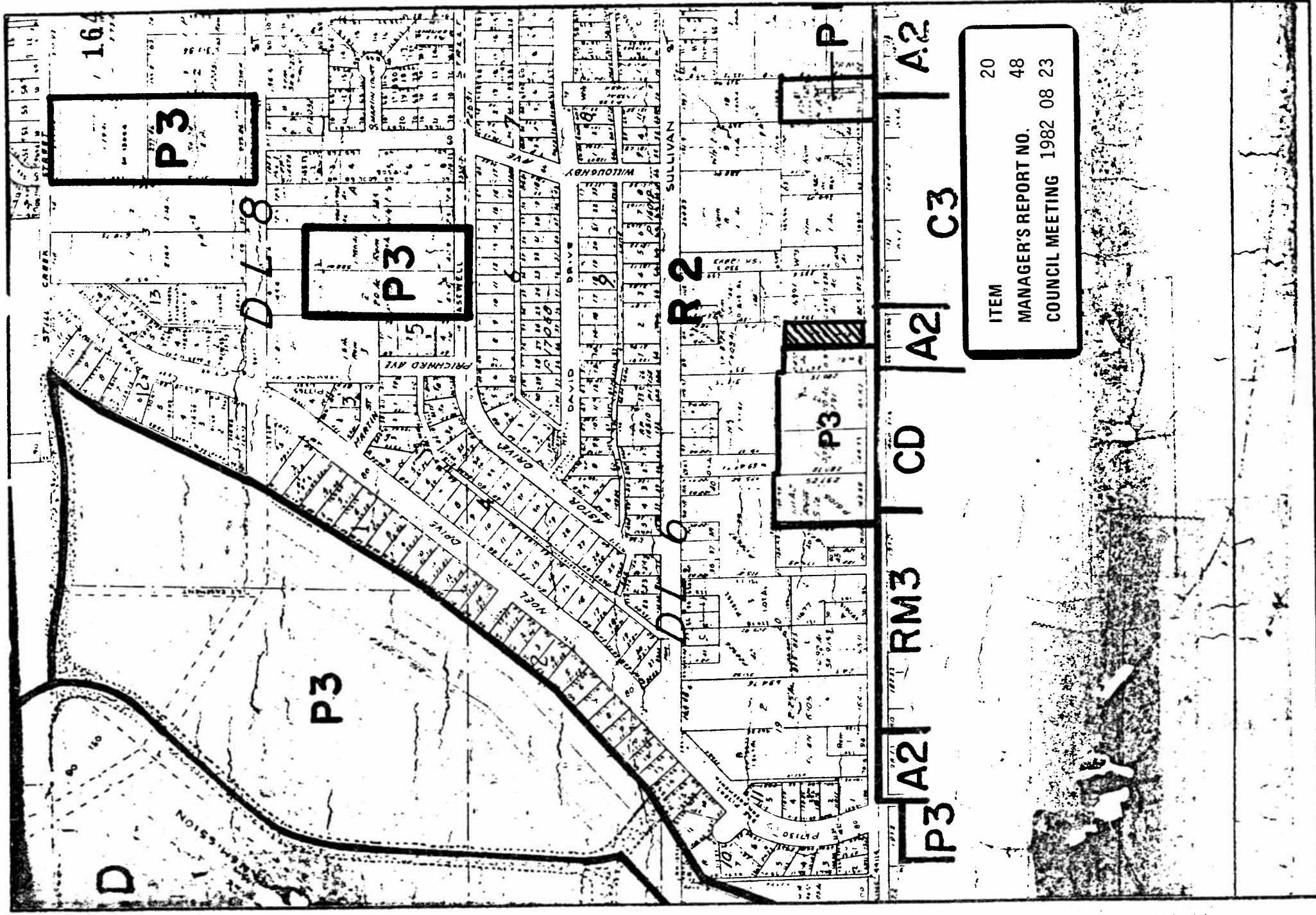
Burnaby Planning Department

Date  
1979 OCTOBER

Scale  
1" = 200'

Drawn By  
C.M.

REZONING REFERENCE #10/78A



Date

1979 OCTOBER

Scale

1" = 400'

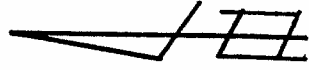
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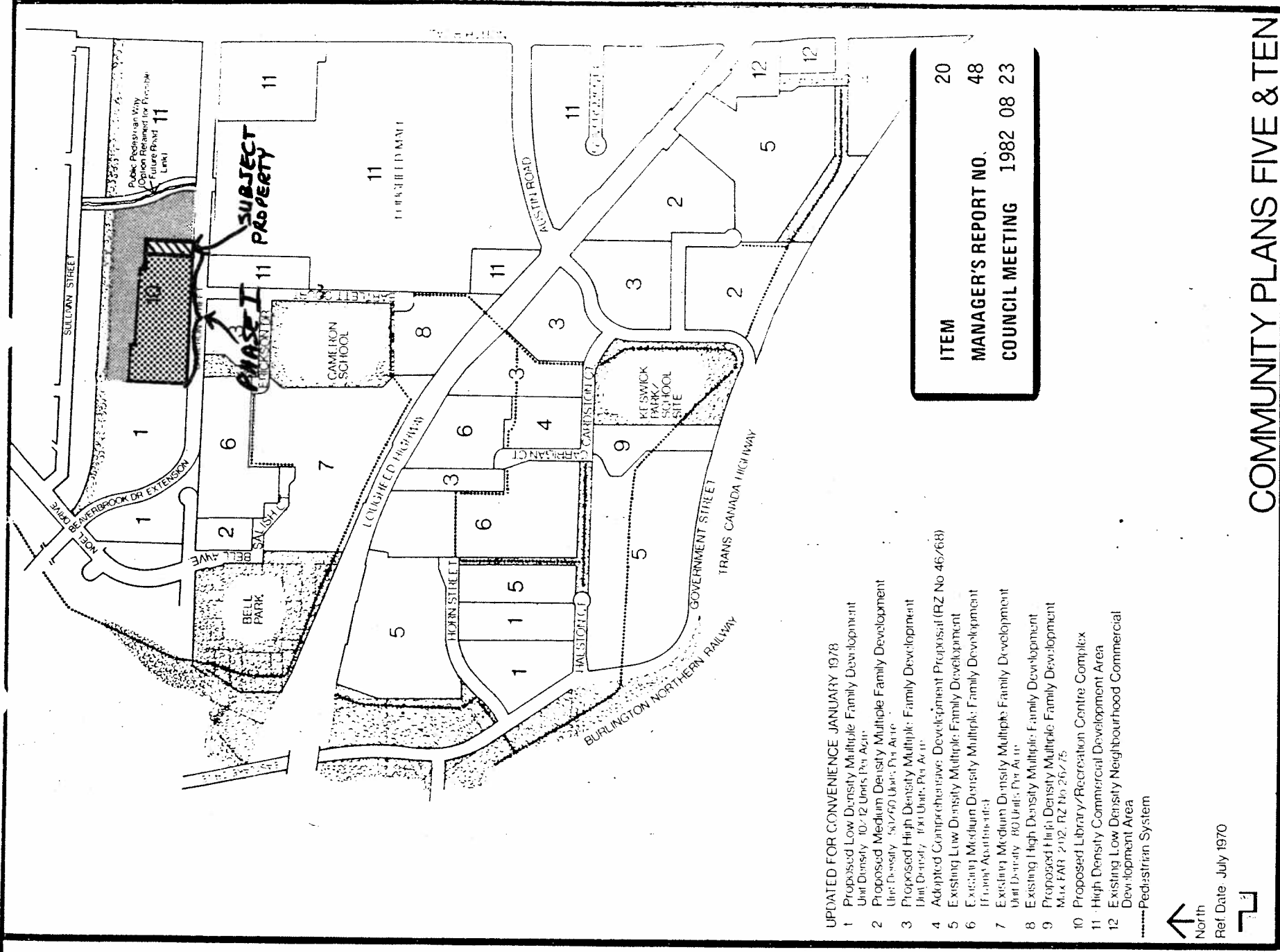
C.M.



Burnaby Planning Department

REZONING REFERENCE #10/78A  
SKETCH # 2





UPDATED FOR CONVENIENCE JANUARY 1978

- 1 Proposed Low Density Multiple Family Development Unit Density 10-12 Units Per Acre
- 2 Proposed Medium Density Multiple Family Development Unit Density 5-12 Units Per Acre
- 3 Proposed High Density Multiple Family Development Unit Density 18-24 Units Per Acre
- 4 Adopted Comprehensive Development Proposal (RZ No 46/68)
- 5 Existing Low Density Multiple Family Development Unit Density 10-12 Units Per Acre
- 6 Existing Medium Density Multiple Family Development Unit Density 18-24 Units Per Acre
- 7 Existing Medium Density Multiple Family Development Unit Density 18-24 Units Per Acre
- 8 Existing High Density Multiple Family Development Unit Density 20-24 Units Per Acre
- 9 Proposed High Density Multiple Family Development Unit Density 20-24 Units Per Acre
- 10 Proposed Library/Recreation Centre Complex
- 11 High Density Commercial Development Area
- 12 Existing Low Density Neighbourhood Commercial Development Area

North  
Ref Date July 1970

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COMMUNITY PLANS FIVE & TEN



Burnaby Planning Department

Date	1979 OCTOBER
Scale	
Drawn By	C.M.

REZONING REFERENCE # 10/78 A

- REZONED TO P3 SKETCH # 3

- PHASE II

