

ITEM SUPPLEMENTARY 20
MANAGER'S REPORT NO. 48
COUNCIL MEETING 1984 07 23

RE: REZONING REFERENCE #19/84
S ½ OF LOT 6, D.L. 82, PLAN 11987
4885 ROYAL OAK AVENUE
(ITEM 18 OF ITEM 8, REPORT NO. 21, 1984 MARCH 19)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1984 JULY 18

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #19/84
S 1/2 OF LOT 6, D.L. 82, PLAN 11987

FROM: R4 RESIDENTIAL DISTRICT
TO: P1 NEIGHBOURHOOD INSTITUTIONAL DISTRICT

ADDRESS: 4885 ROYAL OAK AVENUE

RECOMMENDATION:

1. THAT Council amend the original prerequisite condition of rezoning and require only those dedications shown on Sketch 1 and outlined in this report.

REPORT

1.0 BACKGROUND INFORMATION:

- 1.1 On 1984 April 24 Council gave Second Reading to the subject rezoning application involving a proposal to develop a church facility on the above referenced property.
- 1.2 Pursuant to the concerns expressed by the applicant at the 1984 April 17 Public Hearing regarding the required land dedication for the purposes of accommodating the alignment of the proposed Moscrop/Gilpin Street Diversion, Council requested that a further report be submitted on this matter.

2.0 GENERAL DISCUSSION:

- 2.1 In response to Council's request, the Planning & Building Inspection Department requested the Director Engineering to provide comments on the technical implications of relocating the proposed alignment of the Moscrop/Gilpin Diversion to the south. In this regard, the first consideration is the proposed realignment of Royal Oak Avenue. Pursuant to the Conceptual Transportation Plan, Royal Oak Avenue which has been identified as a Secondary Arterial is proposed to be realigned

slightly to the west to reduce the steep grade as it approaches Moscrop Street. The alignment of Royal Oak Avenue is intended to provide a proper right angle intersection with the proposed Moscrop/Gilpin Diversion. Realignment southward of the proposed Moscrop/Gilpin Diversion will likely effect this future intersection.

The second consideration relates to the soil conditions relative to the construction of the Moscrop/Gilpin Diversion. Preliminary soils analysis of the area south of the subject site indicates that the ground conditions are termed "swampy" and that the depth of soft deposits probably increases towards the south.

2.2 Relocation of the proposed Moscrop/Gilpin Diversion will also have an affect on the Deer Lake Park Plan. In this regard, moving the road southwards will to an extent infringe upon the parkland area.

2.3 Notwithstanding these concerns, this Department in consultation with the Director Engineering advises that neither the worsening soil conditions nor the proposed intersection geometry with the realigned Royal Oak Avenue are significant factors to preclude some realignment southward of the proposed Moscrop/Gilpin Diversion. It is recognized that there could be some unknown additional costs associated with constructing the roadway further south and some minor compromising of roadway geometrics related to the new Royal Oak alignment which can be appropriately dealt with at the time of construction.

2.4 In view of the foregoing information, this Department can recommend a minor realignment of the proposed Moscrop/Gilpin Diversion to the south. However, the realignment will still require the dedication of the southerly 33 ft. (a normal requirement permitted by the Municipal Act) and the easterly 14 ft. of the subject site with a 20 ft. truncation (as outlined on the attached sketch) to appropriately accommodate the future road developments. The 33 ft. dedication will correspond to the existing 33 ft. Price Street road alignment which was required of the residential subdivision to the east of the subject site across Royal Oak Avenue.

2.5 Although the applicant has not submitted development plans for the property, the Planning & Building Inspection Department has from descriptions of the anticipated construction as given by the applicant, done a preliminary analysis of the development potential of the site and has concluded that the net site after dedication would have more than adequate area for their church development including on-site parking.

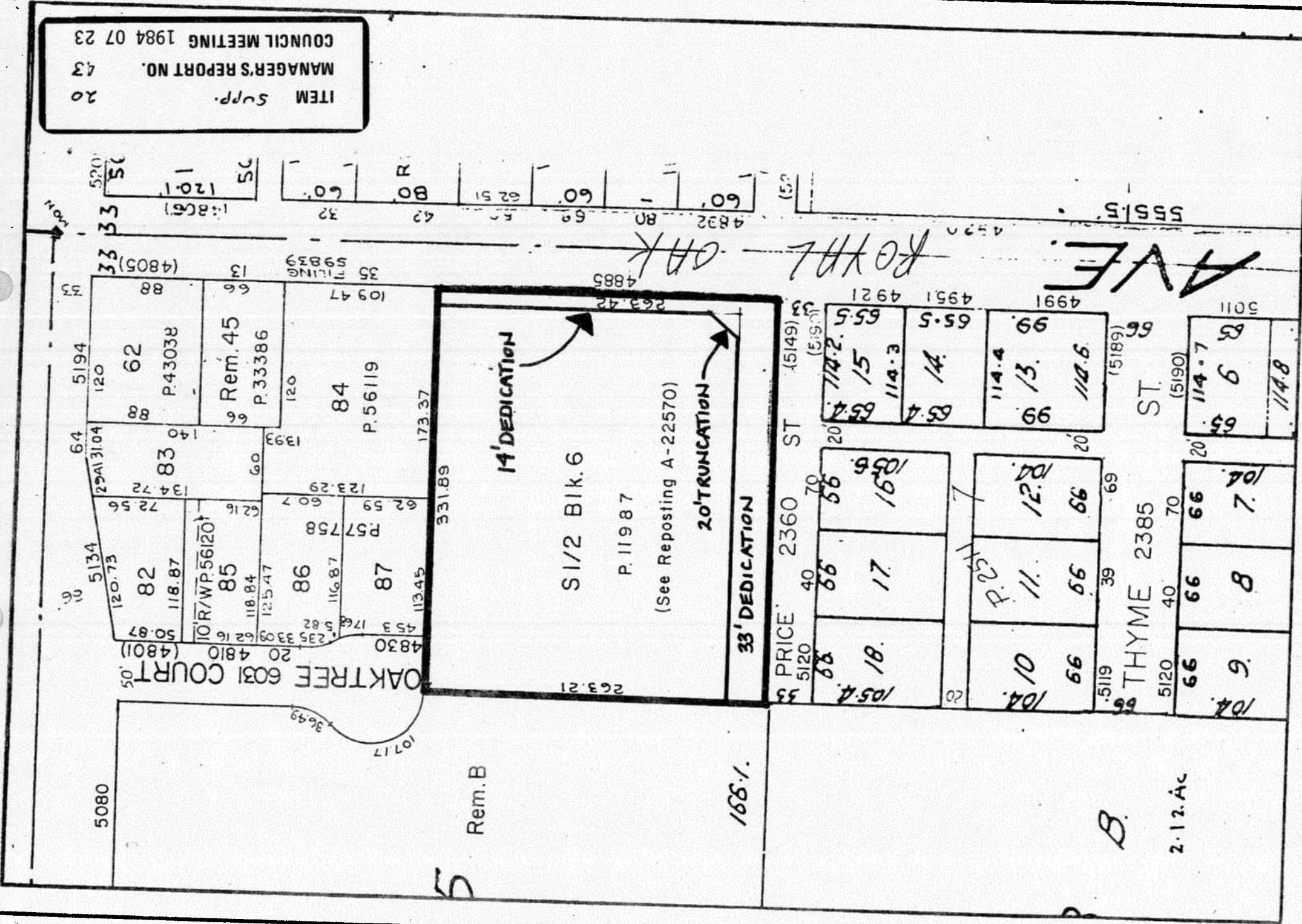
2.6 It is therefore recommended that Council amend the original prerequisite condition of rezoning and require only those dedications shown on sketch 1 and outlined in this report.

PDS/gl
Attachments


cc: Director Engineering



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION



ITEM Supp. 20
 MANAGER'S REPORT NO. 43
 COUNCIL MEETING 1984 07 23

 Burnaby Planning Department	Date	84/07/23
	Scale	1:1200
	Drawn By	RZ# 19/84

SKETCH #1 164

