

RE: COUNCIL INQUIRY  
REZONING REFERENCE NO. 73/89  
PATTERSON AVENUE/ AND WILSON AVENUE

ITEM	3
MANAGER'S REPORT NO.	64
COUNCIL MEETING	89/10/10

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 OCTOBER 04

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: COUNCIL INQUIRY  
REZONING REFERENCE #73/89  
6142, 6158, 6176, 6192, 6208,  
6226 AND 6250 PATTERSON AVENUE;  
6155, 6165, 6179 AND 6195 WILSON AVENUE

PURPOSE: The purpose of this report is to provide additional information requested by Council regarding the proposed incorporation of a designated open space area within a development site which is to be protected for public use by covenant.

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RECOMMENDATION:

1. THAT this report be received for the information of Council.

R E P O R T

1.0 BACKGROUND:

- 1.1 On 1989 September 25, Council considered Rezoning Reference #73/89 which involves a proposed residential tower for a site just south of Patterson SkyTrain Station at the corner of Patterson and Wilson Avenues. Council raised a question regarding the proposed inclusion of two lots at the corner of Wilson Avenue and Patterson Avenue in the development site which are noted as open space in the Community Plan (6226 and 6250 Patterson Avenue). The two lots are privately owned, however, there is a small triangle of municipal land adjacent the intersection which is to be retained in municipal ownership (see Sketch #1). The land exchange described in the rezoning report refers to the closure of redundant lane rights-of-way within the site and the dedication of required rights-of-way.

2.0 GENERAL COMMENTS:

- 2.1 The Community Plan Two for this area proposes that the southern end of the triangular shaped block be utilized for open space purposes in conjunction with the proposed closure of Wilson Avenue to traffic and its future development as an open space area (refer to attached Sketches #1 and #2). The current development proposal for the site (Rezoning Reference #73/89) proposes that the open space area be maintained in private ownership in order to contribute to the lot area for density purposes and partially for underground parking but that the land be developed as a public open space area protected for public use by covenant, developed and maintained by the owners of the development site. The area involved is approximately 884 m<sup>2</sup>.

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2.2 The advantages of this proposal to the Municipality are that the objective of providing open space for passive public use is achieved without the costs of acquisition by the Municipality and that the ongoing maintenance costs are borne by the owners. This type of proposal is only considered acceptable for passive non-active open space areas but not for primary active parkland areas.

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The advantage to the developer is that the net site area for density calculation purposes is increased by approximately 884 m<sup>2</sup> or the equivalent of just over three floors of building height. The developer has indicated that within the landscaping of the site, he is prepared to incorporate an "urban sculpture" as a feature for the enrichment of the community in this setting.

  
A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

BR:ap

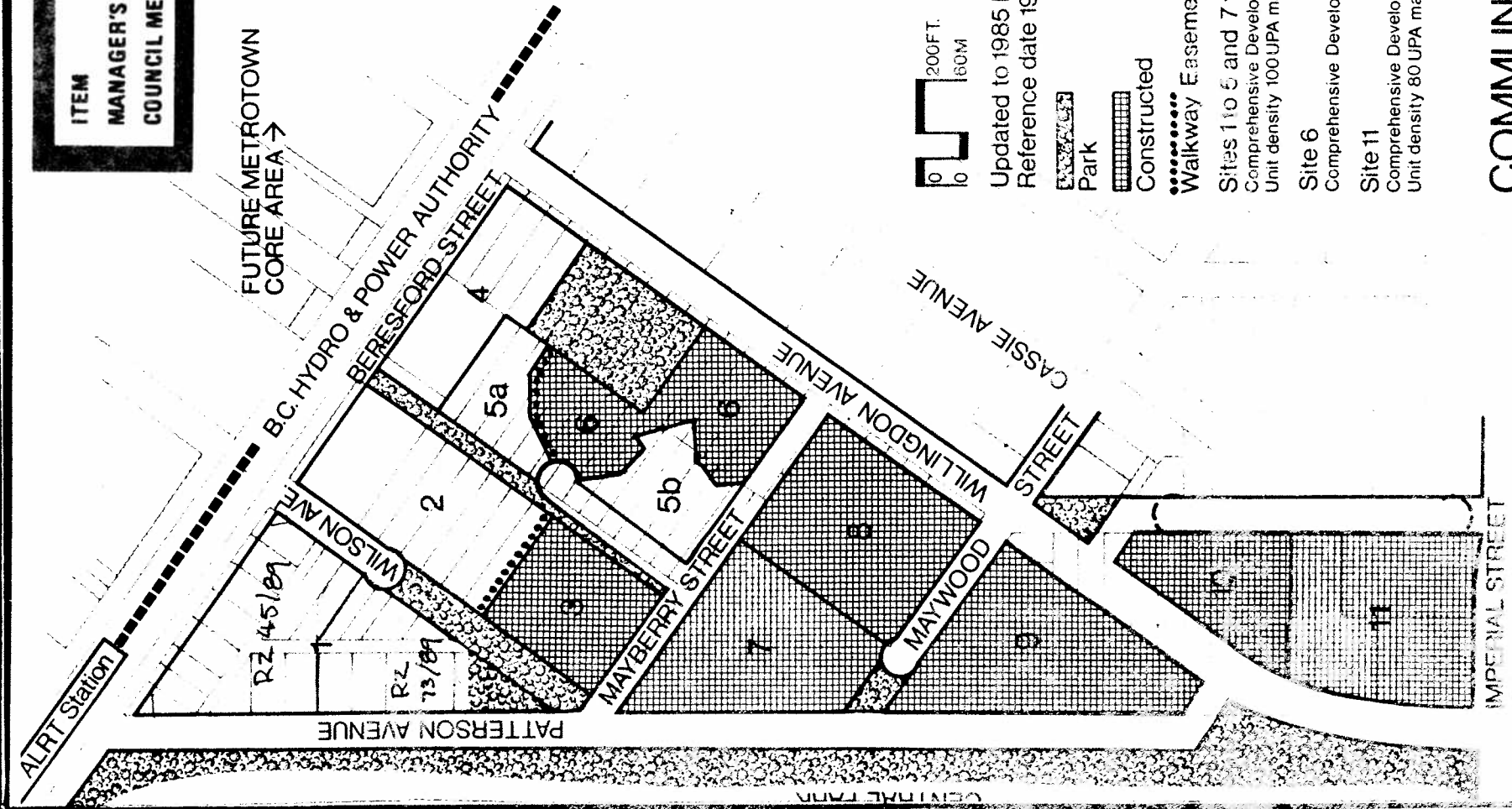
Attachments

cc: Director Recreation & Cultural Services



ITEM 3  
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FUTURE METROTOWN  
 CORE AREA → 108



Updated to 1985 March  
 Reference date 1975 April

- Park
- Constructed
- Walkway Easement
- Sites 1 to 5 and 7 to 10  
 Comprehensive Development (RM5 guideline)  
 Unit density 100 UPA maximum
- Site 6  
 Comprehensive Development (RM3 guideline)
- Site 11  
 Comprehensive Development (RM4 guideline)  
 Unit density 80 UPA maximum

## COMMUNITY PLAN TWO



BURNABY  
 Planning &  
 Building Inspection  
 Department

Date: 10/9/89  
 Scale:

Drawn By

REZONING # 73/09 LOCATION

SKETCH 2