

ITEM	7
MANAGER'S REPORT NO.	56
COUNCIL MEETING	91/10/07

TO: MUNICIPAL MANAGER 1991 OCTOBER 01

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING OF MUNICIPAL DAY-CARE SITE
6780 AND 6790 SOUTHPOINT DRIVE
REZONING REFERENCE #14/91

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1991 October 29.

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RECOMMENDATIONS:

- 1) THAT Council authorize the consolidation of the subject two parcels into one lot.
- 2) THAT Council authorize demolition of the two dwellings on the subject site.
- 3) THAT Council authorize expenditure for the servicing of the subject municipal day-care centre site at a cost not to exceed \$15,750.00 from the \$250,000 received from the developer and held in trust.
- 4) THAT Council authorize the preparation of all required engineering drawings, survey plans and legal documents.
- 5) THAT adjustment to the Edmonds Town Centre South Development Plan accommodating the proposed day-care centre be approved.
- 6) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1991 October 07 and to a Public Hearing on 1991 October 29 at 7:30 p.m.
- 7) THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) Provision for completion of all services necessary to serve the site. All services are to be designed to Municipal standards and constructed in accordance with the Engineering Design.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.

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- d) The removal of all existing improvements from the site.
- e) The consolidation of the net project site into one legal parcel.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) The retention of as many existing mature trees as possible on the site, with provisions to ensure that all site areas identified for preservation of existing vegetation are effectively protected by snow fencing or other approved physical containment during the whole course of site preparation and construction work.

REPORT

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, D.L. 171, Group 1, Plan LMP 1231;
Lot 21, Block 6, D.L. 171, Group 1,
Plan 2686

From: R5 Residential District
To: P1 Neighbourhood Institutional District

6780 and 6790 Southpoint Drive

The subject site is located on Southpoint Drive, across from the intersection with Sandborne Avenue (see attached sketches #1 and #2).
- 1.3 Address: The site has a frontage of 35.05 m (115 ft.) and a depth of 40.25 m (132 ft.) with an area of 1,410 m² (15,180 sq. ft.).
- 1.4 Location: The Director Engineering will be requested to provide all relevant servicing information.
- 1.5 Size: The purpose of the proposed rezoning bylaw amendment is to permit development of a day-care centre.
- 1.6 Services:
- 1.7 Rezoning Purpose:

2.0 BACKGROUND:

- 2.1 The subject site comprises properties which were transferred to the Municipality together with the sum of \$250,000 cash by B.C. Hydro for the purpose of the development of a day-care centre. B.C. Hydro's contribution towards provision of a day-care centre is related to the nearby development of the B.C. Hydro Headquarters Complex Rezoning Reference #36/90 (see attached sketch #1). In order to develop a day-care on the site, and depending upon the scope of the facilities provided, additional funds will be required in addition to the B.C. Hydro contribution. In the event that the day-care is not developed by 1994, the land and money are to be returned to B.C. Hydro.
- 2.2 The subject site is located within the Edmonds Town Centre South Development Plan (see attached sketch #1) and comprises part of a site designated for garden apartment development. There are two vacant older dwellings on the site. Across Southpoint Drive from the subject site, to the south-west of Sandborne Avenue are low-rise apartment developments, while to the north-east of Sandborne Avenue are sites designated for high-rise apartment development. The sites adjacent to the subject day-care site are to be developed for garden apartments based on RMI density guidelines. The unconstructed Arbor Street right-of-way adjacent to the site will be closed and incorporated into the site to the north-east.
- 2.3 The subject site, which was selected by B.C. Hydro in conjunction with Planning staff, is considered a suitable day-care location given its relationship to the multi-family residential neighbourhood, and its proximity to the B.C. Hydro Headquarters Complex. A minor adjustment to the Edmonds Town Centre South Development Plan is recommended to accommodate the day-care development.
- 2.4 A previous rezoning report regarding the Municipally-initiated rezoning application of the subject site was considered and tabled by Council on 1991 July 22. Another report regarding operator selection and the planning process for the municipal day-care centre also appeared on the 1991 July 22 Agenda, and was referred to the Executive Committee of Council. The rezoning report was subsequently lifted from the table by Council on 1991 September 16 and referred to staff. The current report is being submitted in response to this. All of the incorporated recommendations deal with the technical aspects of initiating a rezoning bylaw to accommodate a day-care centre on the site. The project development, capital cost and operator selection issues addressed in the report which has been referred to the Executive Committee are not addressed in this report. In order to allow the rezoning to move forward to the next scheduled Public Hearing date of 1991 October 29, staff have prepared the subject Rezoning Bylaw for Council consideration, and it appears on this agenda for First Reading.

3.0 GENERAL OBSERVATIONS:

- 3.1 The two subject properties (6780 and 6790 Southpoint Drive) are to be consolidated following demolition of the existing two vacant dwellings on the properties and prior to finalization of the current rezoning. It is recommended that Council authorize the demolition of the dwellings as well as the consolidation of the properties.

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3.2 Required servicing for the site includes construction of a separated sidewalk, boulevard trees and grassing, and sewer connections. An estimate has been obtained from the Director Engineering, and it is recommended that Council authorize the expenditure of funds for the servicing of the site at a cost not to exceed \$15,750 from B.C. Hydro's contribution of \$250,000 held in trust. 120

3.3 The Edmonds Town Centre South Plan (sketch #1 attached) indicates that a walkway on easement is intended to be provided on the north-east boundary of the site. Given the relatively small size of the day-care site, it is considered that this walkway should be constructed in the future on the adjacent site within the existing Arbor Street right-of-way which is to be closed and incorporated within that site.

3.4 Vehicular access to the site will be from Southpoint Drive, with the driveway centered on the Sandborne Avenue alignment.

3.5 A tree survey will be undertaken, and existing mature trees on site will be preserved where feasible. A number of trees which may be preserved have been identified on the periphery of the property.

3.6 Given the relatively short frontage of the site, it is proposed that undergrounding of existing overhead wiring abutting the site be pursued in the future as part of a larger project when adjacent multi-family residential development proceeds.

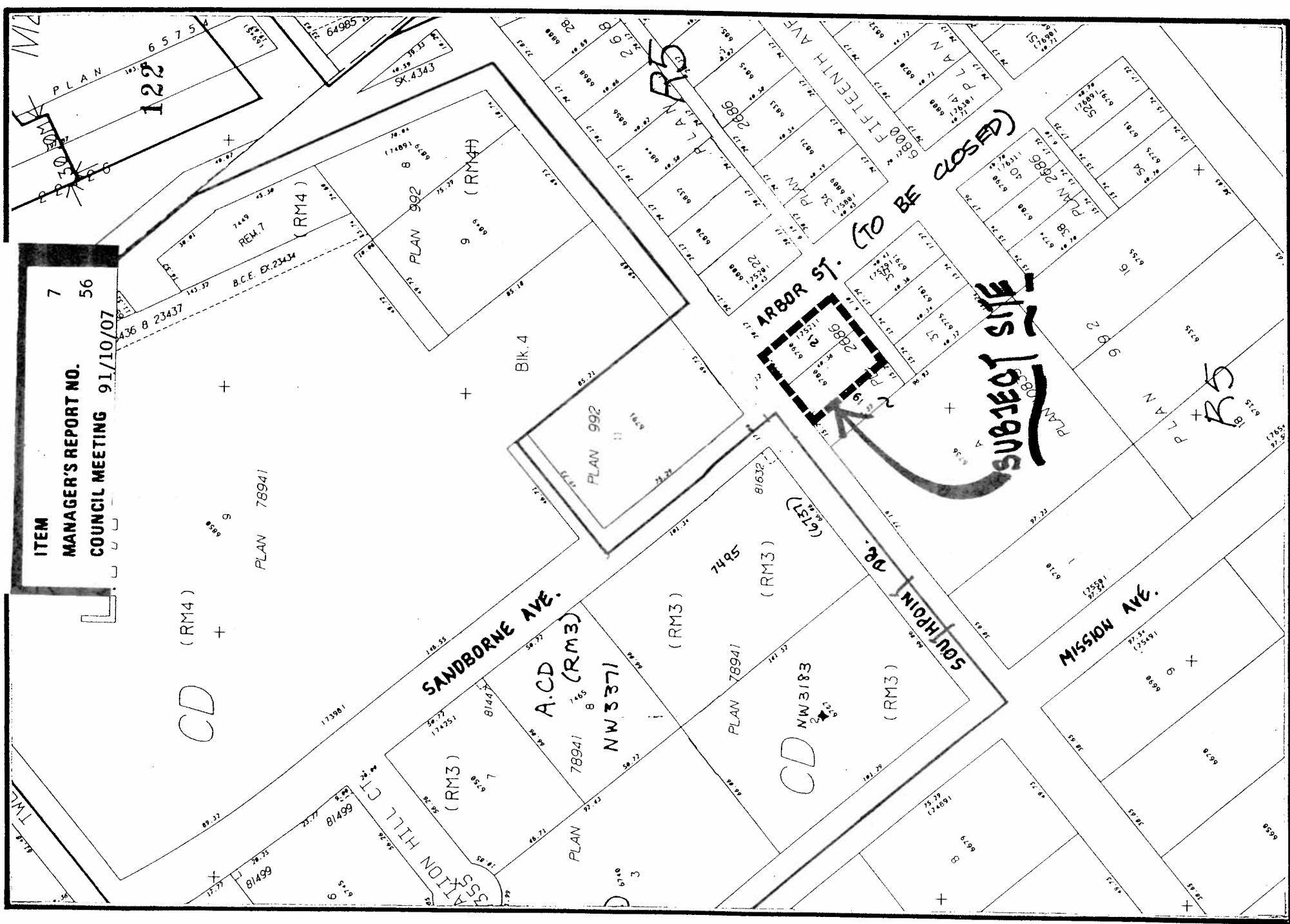
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Attach.

c.c. Municipal Clerk
Sr. Social Planner


A.L. Part, Director
Planning and Building

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Planning & Building Inspection Department

Date: June 1991

Scale: 1:2000

Drawn By: J.P.C.

REZONING REFERENCE # 14/91

Proposed Daycare Site



SKETCH # 2