

ITEM	15
MANAGER'S REPORT NO.	47
COUNCIL MEETING	94/08/22

1994 AUGUST 11

**TO:** CITY MANAGER

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** SUBDIVISION APPLICATION #57/94  
6791 SOUTHPOINT DRIVE (HODGKINS)  
(SEE SKETCHES 1 AND 2 ATTACHED)

**PURPOSE:** To inform Council of an application for subdivision which is permitted under existing zoning but conflicts with an adopted Development Plan.

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**RECOMMENDATION:**

1. **THAT** a copy of this report be sent to the owner of the adjacent property, 6850 - 20th Avenue, Burnaby, B.C. V3N 1C8.

**REPORT**

This is to inform Council that an application has been received to subdivide the above-noted property into five lots (three lots fronting on Sandborne Avenue and two lots fronting on Southpoint Drive).

The proposed subdivision conflicts with the adopted Edmonds Town Centre South Development Plan which calls for the assembly of this property with adjacent property for high-rise apartment rezoning and development utilizing CD zoning based on RM4 guidelines. The proposed subdivision is permitted, however, under the existing R5 Residential District zoning of the property, and consequently the owner has a right to subdivision approval, subject to completion of standard requirements of subdivision including servicing and tree preservation where feasible. The potential alternative to approving subdivision would be purchase of the property by the City. This is not being recommended, however, as purchase, assembly and rezoning in accordance with the adopted Plan would be more appropriately pursued at this time by the adjacent land owner or a third party developer.

This property was previously the subject of a rezoning application (Rezoning Reference #32/93) at variance with the adopted development plan for the area; that application was rejected by Council on 1994 April 05.

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6791 SOUTHPOINT DRIVE (HODGKINS)  
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The proposed subdivision can be expected to affect the development potential of the adjacent lot, 6850 - 20th Avenue, a portion of which, under the adopted Plan, was to be consolidated with the subject site for rezoning and development utilizing CD zoning based on RM4 guidelines. It is therefore recommended that a copy of this report be sent to the owner of that property.

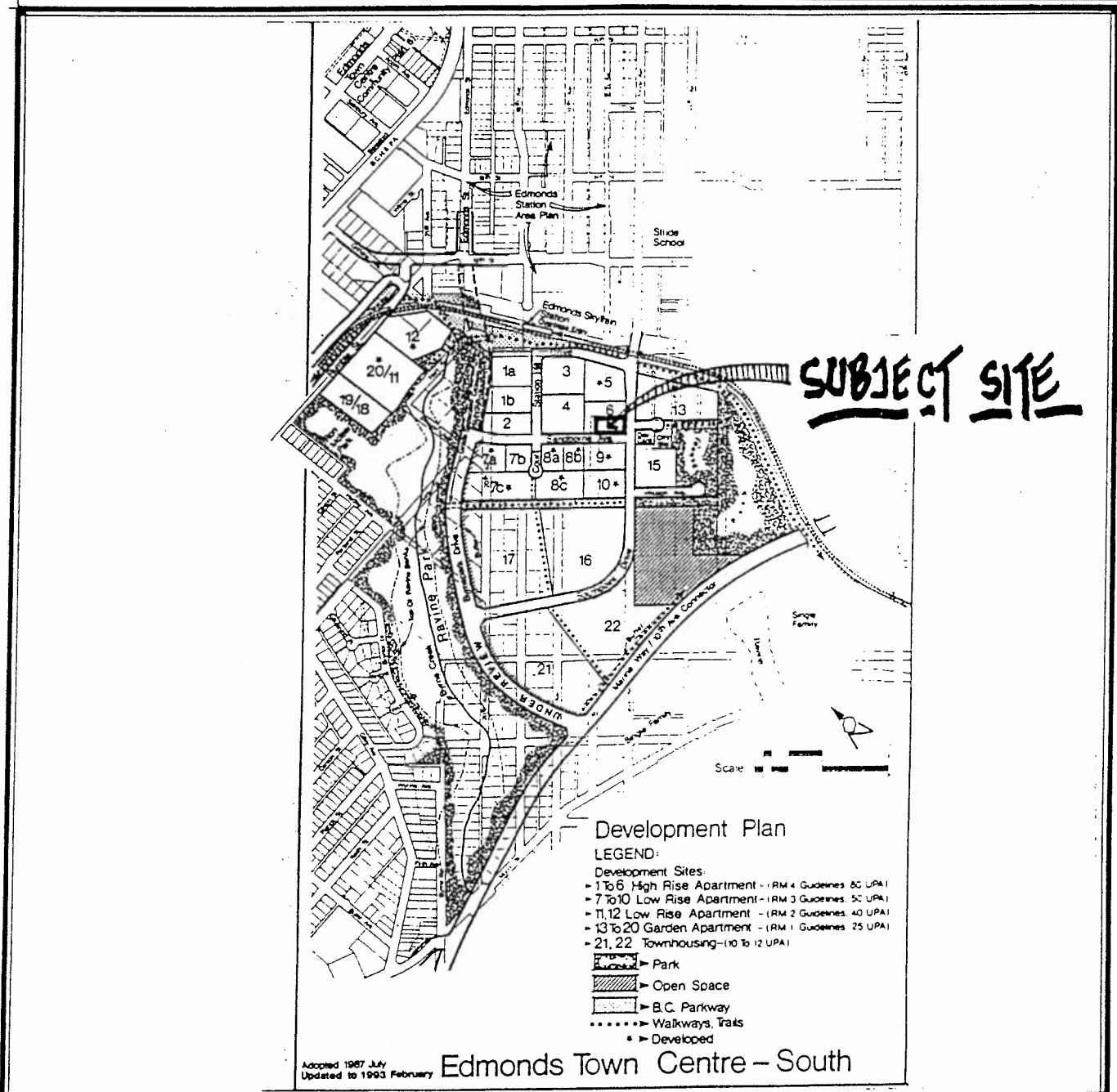
This is for the information of Council.



D.G. Stenson, Director  
Planning and Building

RR:lf/yg  
Attach.

cc: City Solicitor  
Director Administrative & Community Services



Date:  
 JULY 1993

Scale:  
 N.F.S.

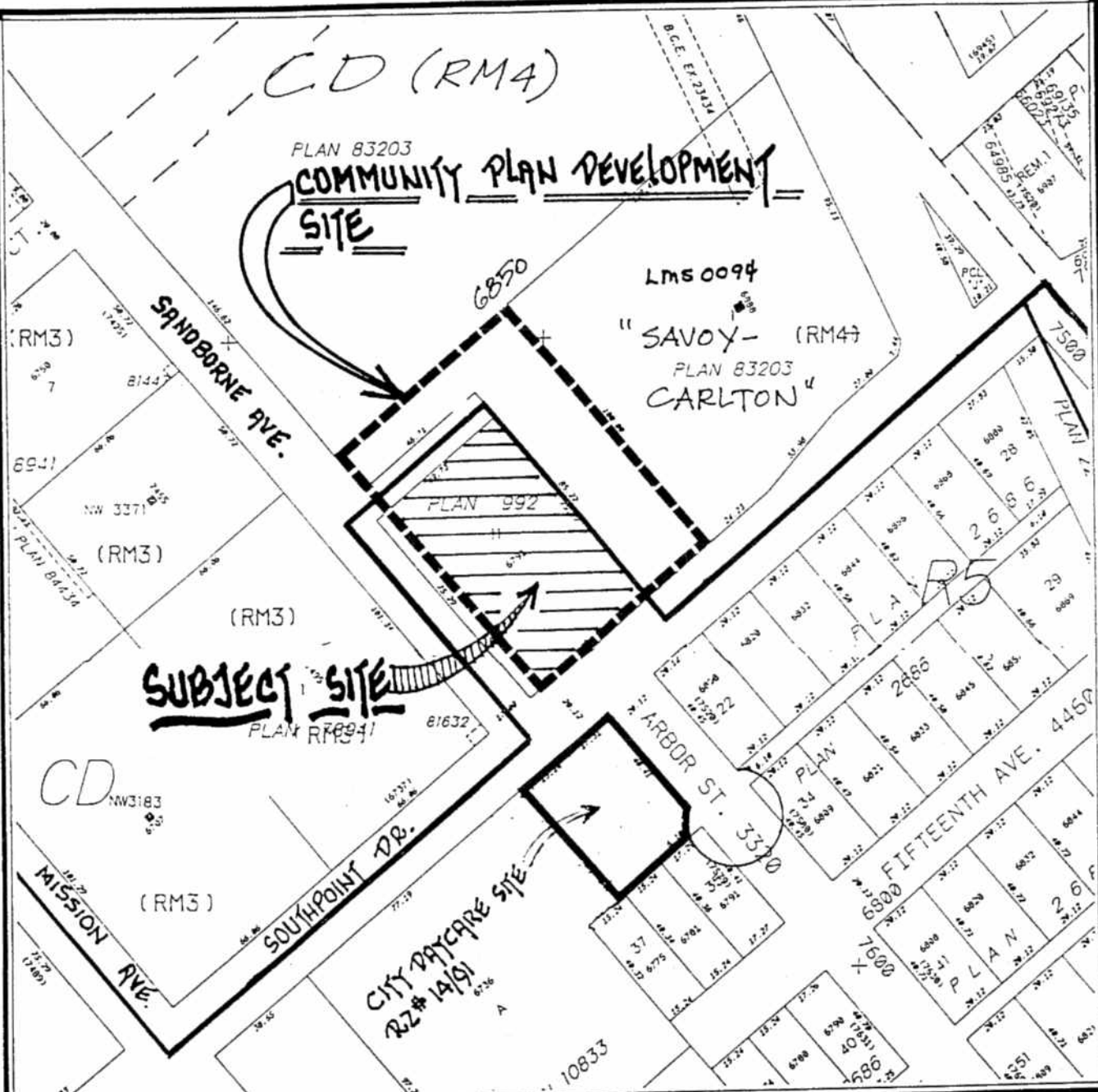
Drawn By:  
 J.P.C.

City of Burnaby  
 Planning & Building Dept.

S.D. # 57/94  
 6791 SOUTHPOINT DR.

SKETCH # 1


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Date:  
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Scale:  
1:2000

Drawn By:  
J.P.C.

 City of Burnaby  
Planning & Building Dept.  
S.D. # 57/94  
6791 SOUTHPOINT DR. SKETCH # 2

  
North