

TO: CITY MANAGER

1997 JULY 31

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #45/97**
Burnaby Lake Sports Complex West - Phase I

ADDRESS: Attached Schedule "A"

LEGAL: Attached Schedule "A" (See Attached Sketch #1)

FROM: M2 General Industrial District and R5 Residential District

TO: P3 Park and Public Use District

APPLICANT: City of Burnaby
4949 Canada Way
Burnaby, B.C. V5G 1M2

PURPOSE: To seek Council authorization to forward this application for rezoning of the area illustrated on Sketch #1 to a Public Hearing on 1997 August 26.

RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1997 August 11, and to a Public Hearing on 1997 August 26 at 7:30 p.m.
2. THAT the following be established as prerequisite to the completion of the rezoning:
 - a) The approval of the Ministry of Transportation and Highways to the rezoning application.

REPORT

1.0 **REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to change the zoning of this land from Industrial (M2) and Residential (R5) to Park and Public Use (P3) in order to accommodate the development of three artificial fields as the first phase of a sports field complex.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

The site comprises the first phase (artificial fields) of the Burnaby Lake Sports Complex - West. It is composed of a higher area of ground which is located just north of the Eight Rinks property southeast of the Norland Avenue industrial area. To the northeast is a planned conservation area comprising an abandoned landfill, while north of Darnley Street is an area planned for the second phase of the sports complex development (grass fields). North of this is the Still Creek conservation area.

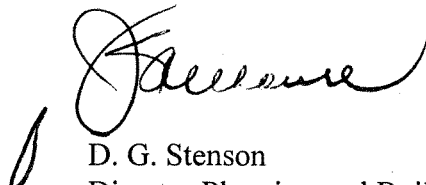
3.0 DISCUSSION:

- 3.1 The subject site is included in the plan entitled "Central Valley Sports Complex" which was prepared by the Parks and Recreation Department and was approved by the Parks and Recreation Commission and the Council on 1996 October 02. The overall plan area encompasses a large conservation area and a sports field complex with three illuminated artificial fields, three grass fields and related parking, services and walkway facilities, as well as club house and/or small service building in a 6,000 sq.ft. fenced area. The City has now initiated a detailed planning process and is pursuing the development of the artificial fields at this time. The second phase of the complex, involving the development of grass fields to the north of Darnely Street, is planned to be pursued in the future.
- 3.2 The City initiated this rezoning application to change the existing industrial and residential zoning to a Park (P3) zoning designation to permit the development of the sports complex. The previous report, submitted 1997 July 21, proposed one rezoning encompassing both phases of sports complex development as well as the conservation area. It was noted that the timing of this rezoning application could be affected by a required Site Profile application process and that further clarification would be pursued. As a result of further review and discussion with the B.C. Ministry of Environment, it has now been ascertained that a rezoning which encompasses only the first phase of development as shown on *Sketch #1* (and does not include any areas with environmental issues) will not require submission of a Site Profile. Accordingly it is recommended that the current rezoning application be pursued on this basis. A second phase rezoning application (see *Sketches #2 and #3*) to encompass the remainder of the subject area will be initiated in the near future. The Site Profile application process for this area will be pursued in conjunction with that rezoning.
- 3.3 The City Engineer will assess the adequacy of services to the site, which, at present, is largely unserved. The site is also in the process of being consolidated to eliminate all the small lots, close redundant road and lane rights-of-way and prepare the land for the proposed development. A Highway Exchange Bylaw will be involved. This subdivision and servicing process will continue independent of the rezoning process.

3.4 The Ministry of Transportation and Highways will be required to review the rezoning application for the site.

4.0 CONCLUSION:

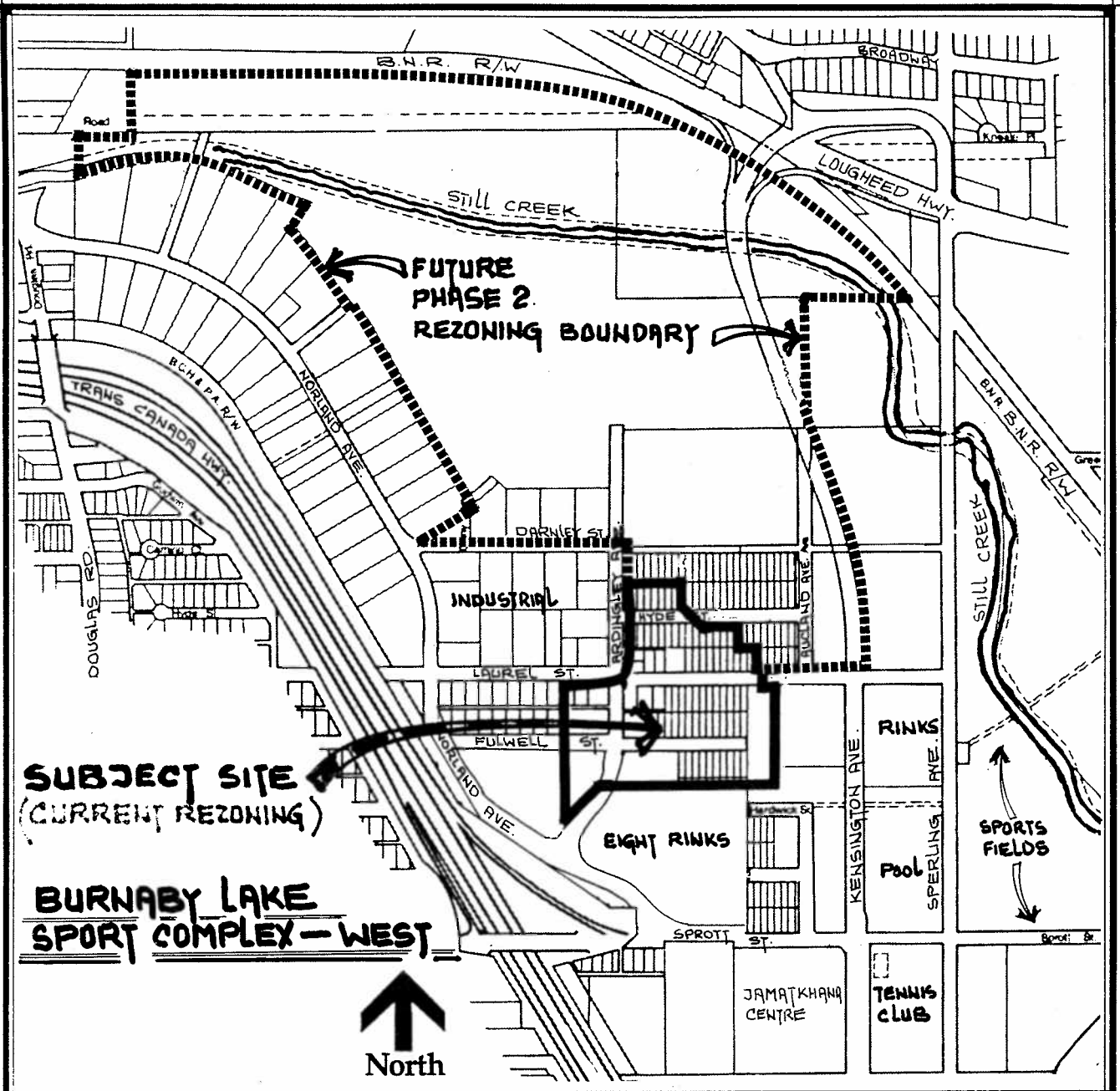
The subject rezoning bylaw encompassing the area illustrated in Sketch #1, and as discussed above, appears on this agenda for first reading.



D. G. Stenson
Director Planning and Building

RR:gk
Attach


cc: City Clerk
Acting Director Recreation and Cultural Services
Director Engineering
City Solicitor
Chief Environmental Health Officer



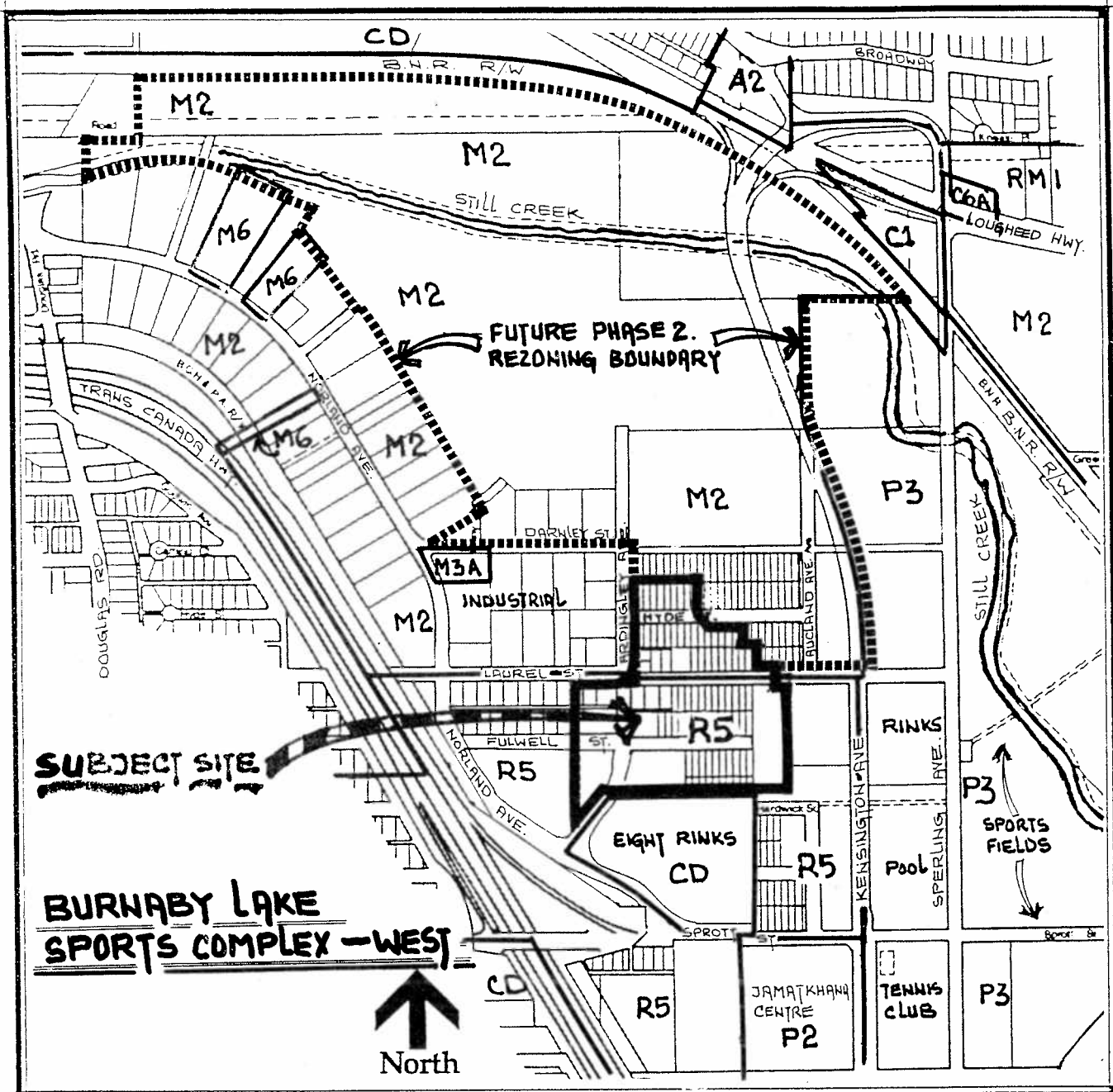
Date:
 JULY 1997

Scale:
 N.T.S.

Drawn By:
 J.P.C.

 City of
 Burnaby
 Planning & Building Dept.

REZONING REFERENCE * 45/97 SKETCH # 2.



Date:
JULY 1997

Scale:
N.T.S.

Drawn By:
J.P.C.



City of
Burnaby
Planning & Building Dept.

REZONING REFERENCE
(EXISTING ZONING DESIGNATIONS)

45/97

SKETCH # 3.

Rezoning Reference #45/97 Schedule "A"

3286 Ardingley Avenue	Lot 51, Blk 3, D.L. 77, Group 1, NWD Plan 3051
3286 Ardingley Avenue	Lot 52, Blk 3, D.L. 77, Group 1, NWD Plan 3051
3332 Ardingley Avenue	Lot 53, Blk 3, D.L. 77, Group 1, NWD Plan 3051
3332 Ardingley Avenue	Lot 54, Blk 3, D.L. 77, Group 1, NWD Plan 3051
3362 Ardingley Avenue	Lot "C", D.L. 77, Group 1, NWD Plan 13354
3388 Ardingley Avenue	Lot "D", D.L. 77, Group 1, NWD Plan 13354
3425 Ardingley Avenue	Lot 12, Blk 1, D.L. 76, Group 1, NWD Plan 1885
3430 Ardingley Avenue	Parcel "1" (Exp. Plan 14346), Lot "A", D.L. 77, Group 1, NWD Plan 5509
3470 Ardingley Avenue	Lot "B", D.L. 77, Group 1, NWD Plan 11986
3487 Ardingley Avenue	Lot "A", D.L. 76 Group 1, NWD Plan 8501
6330 Laurel Street	Lot 10, Blk 1, D.L. 76, Group 1, NWD Plan 1885
6350 Laurel Street	Lot 11, Blk 1, D.L. 76, Group 1, NWD Plan 1885
6433 Laurel Street	Lot "E", D.L. 77, Group 1, NWD Plan 13680
6436 Laurel Street	Lot "A" Except: Firstly: Parcel "One" and lane shown on Explanatory Plan 14346 and Secondly: East 59 ft., D.L. 77, Group 1, NWD Plan 5509
6441 Laurel Street	Lot "F", D.L. 77, Group 1, NWD Plan 13680
6442 Laurel Street	The East 59 Ft. Lot "A" Except: Part shown on Exp. Plan 14346; D.L. 77, Group 1, NWD Plan 5509
6450 Laurel Street	Lot 111, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6455 Laurel Street	Lot "G", Blk 3, D.L. 77, Group 1, NWD Plan 3051
6456 Laurel Street	Lot 112, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6464 Laurel Street	Lot 113, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6469 Laurel Street	Lot 95, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6470 Laurel Street	Lot 114, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6477 Laurel Street	Lot 94, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6478 Laurel Street	Lot 115 Except: South 6 ft. 6 inches, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6485 Laurel Street	Lot 93, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6486 Laurel Street	Lot 116, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6493 Laurel Street	Lot 92, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6494 Laurel Street	Lot 117, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6505 Laurel Street	Lot 91, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6506 Laurel Street	Lot 118, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6513 Laurel Street	Lot 90, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6514 Laurel Street	Lot 119, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6521 Laurel Street	Lot 89, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6522 Laurel Street	Lot 120, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6527 Laurel Street	Lot 88, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6528 Laurel Street	Lot 121, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6535 Laurel Street	Lot 87, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6536 Laurel Street	Lot 122, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6420 Fulwell Street	Lot 2, Blk 6, D.L. 76 and 77, Group 1, NWD Plan LMP22653
6435 Fulwell Street	Lot 152, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6441 Fulwell Street	Lot 151, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6449 Fulwell Street	Lot 150, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6455 Fulwell Street	Lot 149, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6463 Fulwell Street	Lot 148, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6469 Fulwell Street	Lot 147, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6477 Fulwell Street	Lot 146, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6485 Fulwell Street	Lot 145, Blk 3, D.L. 77, Group 1, NWD Plan 3051

6493 Fulwell Street	Lot 144, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6496 Fulwell Street	Lot 9, Blk 4, D.L. 77, Group 1, NWD Plan 3051
6496 Fulwell Street	Lot 10, Blk 4, D.L. 77, Group 1, NWD Plan 3051
6496 Fulwell Street	Lot 11, Blk 4, D.L. 77, Group 1, NWD Plan 3051
6496 Fulwell Street	Lot 12, Blk 4, D.L. 77, Group 1, NWD Plan 3051
6496 Fulwell Street	Lot 13, Blk 4, D.L. 77, Group 1, NWD Plan 3051
6496 Fulwell Street	Lot 14, Blk 4, D.L. 77, Group 1, NWD Plan 3051
6496 Fulwell Street	Lot 15, Blk 4, D.L. 77, Group 1, NWD Plan 3051
6496 Fulwell Street	Lot 16, Blk 4, D.L. 77, Group 1, NWD Plan 3051
6496 Fulwell Street	Lot 17, Blk 4, D.L. 77, Group 1, NWD Plan 3051
6496 Fulwell Street	Lot 18, Blk 4, D.L. 77, Group 1, NWD Plan 3051
6505 Fulwell Street	Lot 143, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6513 Fulwell Street	Lot 142, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6521 Fulwell Street	Lot 141, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6527 Fulwell Street	Lot 140, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6535 Fulwell Street	Lot 139, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6421 Hyde Street	Lot 50, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6421 Lane Allowance	South 6.5 ft. Lot 55, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6422 Hyde Street	Lot 55, Except: The South 61/2 ft.; Blk 3, D.L. 77. Group 1, NWD Plan 3051
6427 Hyde Street	Lot 49, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6427 Lane Allowance	South 6.5 ft. Lot 56, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6428 Hyde Street	Lot 56 Except: 6.5 ft., Blk 3, D.L. 77, Group 1, NWD Plan 3051
6435 Hyde Street	Lot 48, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6435 Lane Allowance	South 6.5 ft. Lot 57, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6436 Hyde Street	Lot 57 Except: 6.5 ft., Blk 3, D.L. 77, Group 1, NWD Plan 3051
6441 Hyde Street	Lot 47, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6441 Lane Allowance	South 6.5 ft., Lot 58, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6442 Hyde Street	Lot 58 Except: South 6.5 ft., Blk 3, D.L. 77, Group 1, NWD Plan 3051
6449 Hyde Street	Lot 46, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6450 Hyde Street	Lot 59, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6455 Hyde Street	Lot 45, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6456 Hyde Street	Lot 60, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6463 Hyde Street	Lot 44, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6464 Hyde Street	Lot 61, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6469 Hyde Street	Lot 43, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6470 Hyde Street	Lot 62, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6478 Hyde Street	Lot 63, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6486 Hyde Street	Lot 64, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6494 Hyde Street	Lot 65, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6506 Hyde Street	Lot 66, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6514 Hyde Street	Lot 67, Blk 3, D.L. 77, Group 1, NWD Plan 3051
6522 Hyde Street	Lot 68, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Ptn. 3711 Kensington Ave.	Lot 162, D.L. 77, Group 1, NWD Plan 28118
Ptn. 3550 Norland Ave.	Lot 3, Blk 6 & 7, D.L. 76, Group 1, NWD Plan LMP22853
Portions of:	Ardingley Avenue Hyde Street Laurel Street Fulwell Street