

TO: CITY MANAGER

1998 JUNE 02

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: 16.100

SUBJECT: OFFICIAL COMMUNITY PLAN - BYLAW 10709

Purpose: To respond to an issue raised at the Public Hearing concerning the proposed Official Community Plan (Bylaw 10709)

RECOMMENDATION:

1. **THAT** a copy of this report be forwarded to Mr. Dalby, 6498 Marine Drive, Burnaby, B.C., V3N 2Y3.

REPORT

1.0 BACKGROUND

At the 1998 May 26 Public Hearing, an issue was raised concerning the proposed Official Community Plan (OCP) for Burnaby. A Mr. Dalby presented the position that the properties at 6502 and 6472 Marine Drive and 6476 Thorne Avenue should be designated for R5 (Single and Two Family District) rather than A2 (Small Holdings District).

At its meeting of 1998 June 1, Council requested that a report be prepared in response to the presenter's proposal. This report is provided in response to that request.

2.0 THE OCP DESIGNATION

The Residential Policy Framework within the proposed OCP designates the area containing the subject properties as Semi-rural Single Family. This corresponds to the prevailing A2 (Small Holdings District) zoning designation and is consistent with the adopted Big Bend Development Plan (see **Figure 1**). Generally speaking, the OCP is not intended to be a property specific planning tool and wherever possible references the adopted development plan (e.g. Big Bend Development Plan, Edmonds Town Centre Plan, Lougheed Town Centre Plan) for the prevailing area. The OCP provides a broad policy direction for the community as a whole and relies on sub-area planning processes for specific zoning amendments.

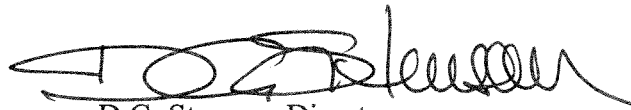
3.0 DISCUSSION

Staff had corresponded with Mr. Dalby's father in 1989 March concerning the possible rezoning and subdivision of these properties, which are owned by the Dalby family. At that time, Mr. Dalby was advised that the severity of the slopes would make them unsuitable for subdivision under the R5 zoning guidelines and that they are best suited to the A2 (Small Holding District) residential development as it currently exists.

The department provided further correspondence in 1995 June concerning the potential rezoning and subdivision of the subject properties. Based on new survey information provided, the department confirmed its position with respect to the severity of the slopes, particularly at the rear of the properties, and indicated it could not support development under the R5 zoning district.

Staff did note that based on the information provided, there appeared to be a survey error with respect to the positioning of the Marine Drive road allowance which affects the development potential under the A2 zoning. An offer to pursue a road closing bylaw to rectify the situation was made but has not been pursued by the owners.

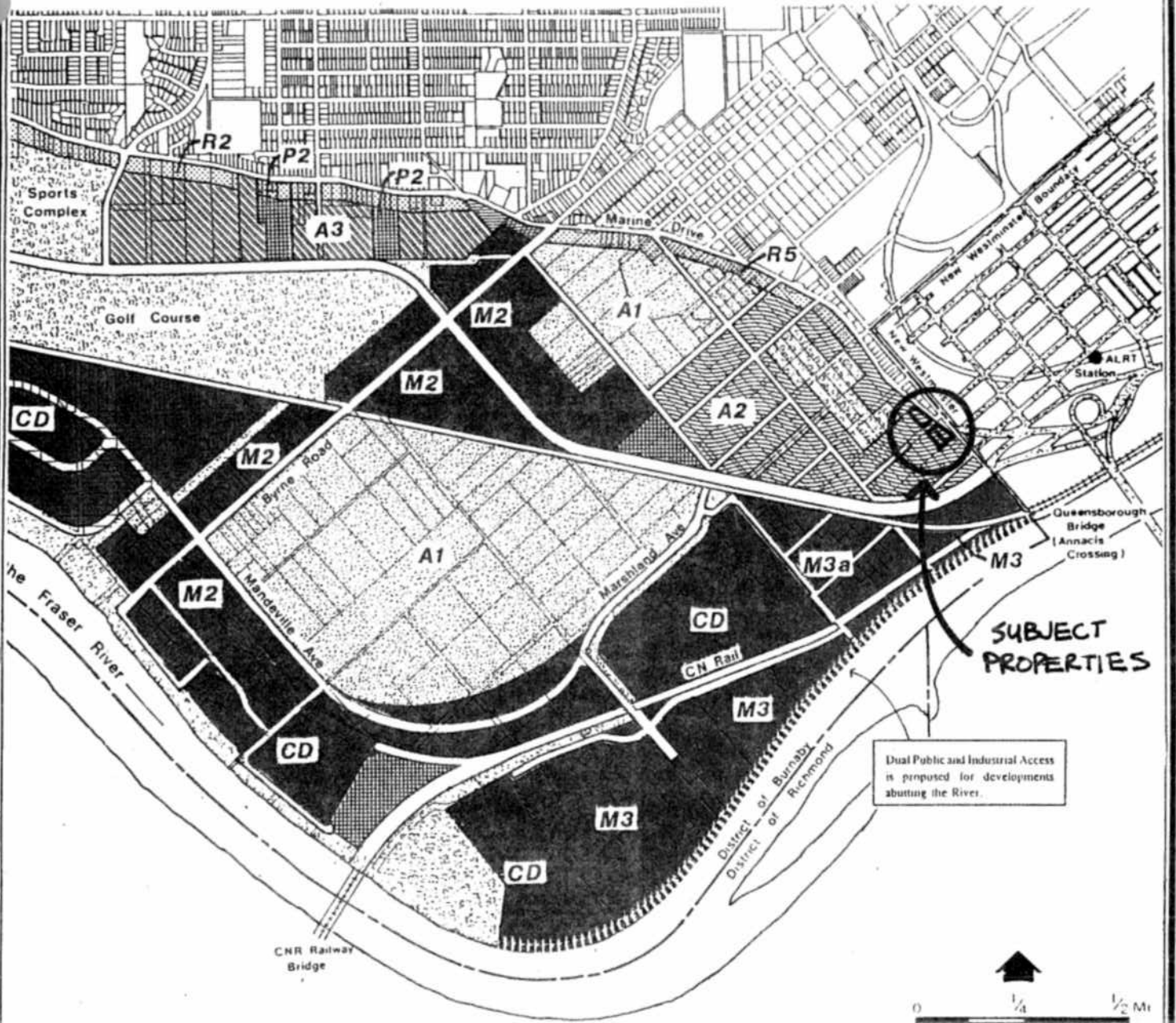
Staff remain of the opinion that the subject lands are best suited to the A2 (Small Holdings District) which is consistent with the adopted Big Bend Development Plan and as reflected within the proposed Official Community Plan.



D.G. Stenson, Director
PLANNING AND BUILDING

JSB\sa
Attachment

cc: Director Engineering
City Clerk



ADOPTED BIG BEND DEVELOPMENT PLAN

Date:
1998 JUNE 02

Scale:
NTS

Drawn By:
PB



City of
Burnaby
Planning & Building Dept

Figure 1

PROPERTIES DESIGNATED AS A2

