

TO: CITY MANAGER 1998 MARCH 04

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE 98-4
BURNABY LAKE SPORTS COMPLEX-WEST**

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, BC V5G 1M2

PURPOSE: To seek Council authorization to forward this application for rezoning to a Public Hearing on 1998 March 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1998 March 09 and to a Public Hearing on 1998 March 24 at 7:30 p.m.
2. **THAT** the previous rezoning application on this site, Rezoning Reference # 45/97, Bylaw # 10625 be abandoned.
3. **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.

R E P O R T

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 turf fields and two grass play fields and related service buildings in the area west of Kensington Avenue being developed by the City.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

The site is proposed to be developed for field sports and is to be called the Burnaby Lake Sports Complex-West (see **attached sketch # 2**). It is composed of a higher area of ground which is located just north of the Eight Rinks property east of the Norland Avenue industrial area and west of Kensington Avenue. To the northeast is an undeveloped area comprising a former landfill, and to the north, 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 first approved by the Parks and Recreation Commission and the Council on 1996 October 02 and revised on 1998 January 27. The earlier proposal was reported to Council as Rezoning Reference # 45/97. It was sent to a Public Hearing on 1997 August 27 and received Second Reading on 1997 September 08.

However, since that time a revised concept plan for the Burnaby Lake Sports Complex-West has been prepared. On the same agenda is a report from the Civic Development Committee requesting Council approval for the revised concept plan. The revised concept plan provides a more compact development site and focuses development on the southerly portion of the complex, in closer proximity to the Bill Copeland Sports Centre (see **attached sketch # 3**).

The revised concept plan encompasses a sports field complex with three illuminated artificial turf fields, two grass play fields and related parking, services and walkway facilities, as well as a club house and a small service building. Principal vehicular access to the site will be via a cul-de-sac constructed in the Laurel Street road allowance from Kensington Avenue.

The first priority will be the three artificial fields followed by the two grass fields. The entire site will be rezoned and prepared as part of the initial work. The northern area beyond the GVSDD right-of-way is not required for this development.

A new rezoning application and its submission to a new Public Hearing are necessary for this reconfigured, more compact sports field complex site which includes properties south of Laurel Street that did not form part of the previous rezoning application (refer to **attached sketch # 2**). This new application Rezoning Reference # 98-4 replaces the earlier one (RZ # 45/97). Subject to Council approval of the revised concept plan, the advancement of this rezoning application is the next step in implementing the concept plan.

- 3.2 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 be pursued concurrent with the rezoning process. A Site Profile application will be completed.
- 3.3 The Ministry of Transportation and Highways will be required to approve the rezoning application for the site.

4.0 SUMMARY:

A revised concept plan for the Burnaby Lake Sports Complex-West has been prepared and approved by the Parks and Recreation Commission on 1998 January 27. A report is on this same Agenda from the Civic Development Committee requesting Council approval of the revised concept plan. This new rezoning application is required for the reconfigured site.



D.G. STENSON
DIRECTOR PLANNING AND BUILDING

BR:yr
Attach.
cc: Project Management Coordinator
City Clerk
Director Parks, Recreation and Cultural Services
Director Engineering
City Solicitor
Supervisor Environmental Services

Rezoning Reference #98-4 Schedule "A"

3675 Kensington Avenue
Ptn. 3711 Kensington Ave.

Lot 161, D.L. 77, Group 1, NWD Plan 28118
Lot 162, D.L. 77, Group 1, NWD Plan 28118

6406 Darnley Street
Ptn. 6414 Darnley Street
Ptn. 6422 Darnley Street
Ptn. 6428 Darnley Street
Ptn. 6436 Darnley Street
Ptn. 6442 Darnley Street

Lot 1, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot 2, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot 3, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot 4, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot 5, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot 6, Blk 3, D.L. 77, Group 1, NWD Plan 3051

3286 Ardingley Avenue
3286 Ardingley Avenue
3332 Ardingley Avenue
3332 Ardingley Avenue
3362 Ardingley Avenue
3388 Ardingley Avenue
3425 Ardingley Avenue
3430 Ardingley Avenue
3470 Ardingley Avenue
3487 Ardingley Avenue

Lot 51, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot 52, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot 53, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot 54, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot "C", D.L. 77, Group 1, NWD Plan 13354
Lot "D", D.L. 77, Group 1, NWD Plan 13354
Lot 12, Blk 1, D.L. 76, Group 1, NWD Plan 1885
Parcel "1" (Exp. Plan 14346), Lot "A", D.L. 77, Group 1, NWD Plan 5509
Lot "B", D.L. 77, Group 1, NWD Plan 11986
Lot "A", D.L. 76 Group 1, NWD Plan 8501

Ptn. 6288 Laurel Street
6310 Laurel Street
6330 Laurel Street
6350 Laurel Street
6433 Laurel Street
6436 Laurel Street

Lot 8, Blk 1, D.L. 76, Group 1, NWD Plan 1885
Lot 9, Blk 1, D.L. 76, Group 1, NWD Plan 1885
Lot 10, Blk 1, D.L. 76, Group 1, NWD Plan 1885
Lot 11, Blk 1, D.L. 76, Group 1, NWD Plan 1885
Lot "E", D.L. 77, Group 1, NWD Plan 13680
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
Lot "F", D.L. 77, Group 1, NWD Plan 13680
The East 59 Ft. Lot "A" Except: Part shown on Exp. Plan 14346; D.L. 77, Group 1, NWD Plan 5509

6441 Laurel Street
6442 Laurel Street

6450 Laurel Street
6455 Laurel Street
6456 Laurel Street
6464 Laurel Street
6469 Laurel Street
6470 Laurel Street
6477 Laurel Street
6478 Laurel Street
6485 Laurel Street
6486 Laurel Street
6493 Laurel Street
6494 Laurel Street
6505 Laurel Street
6506 Laurel Street
6513 Laurel Street
6514 Laurel Street

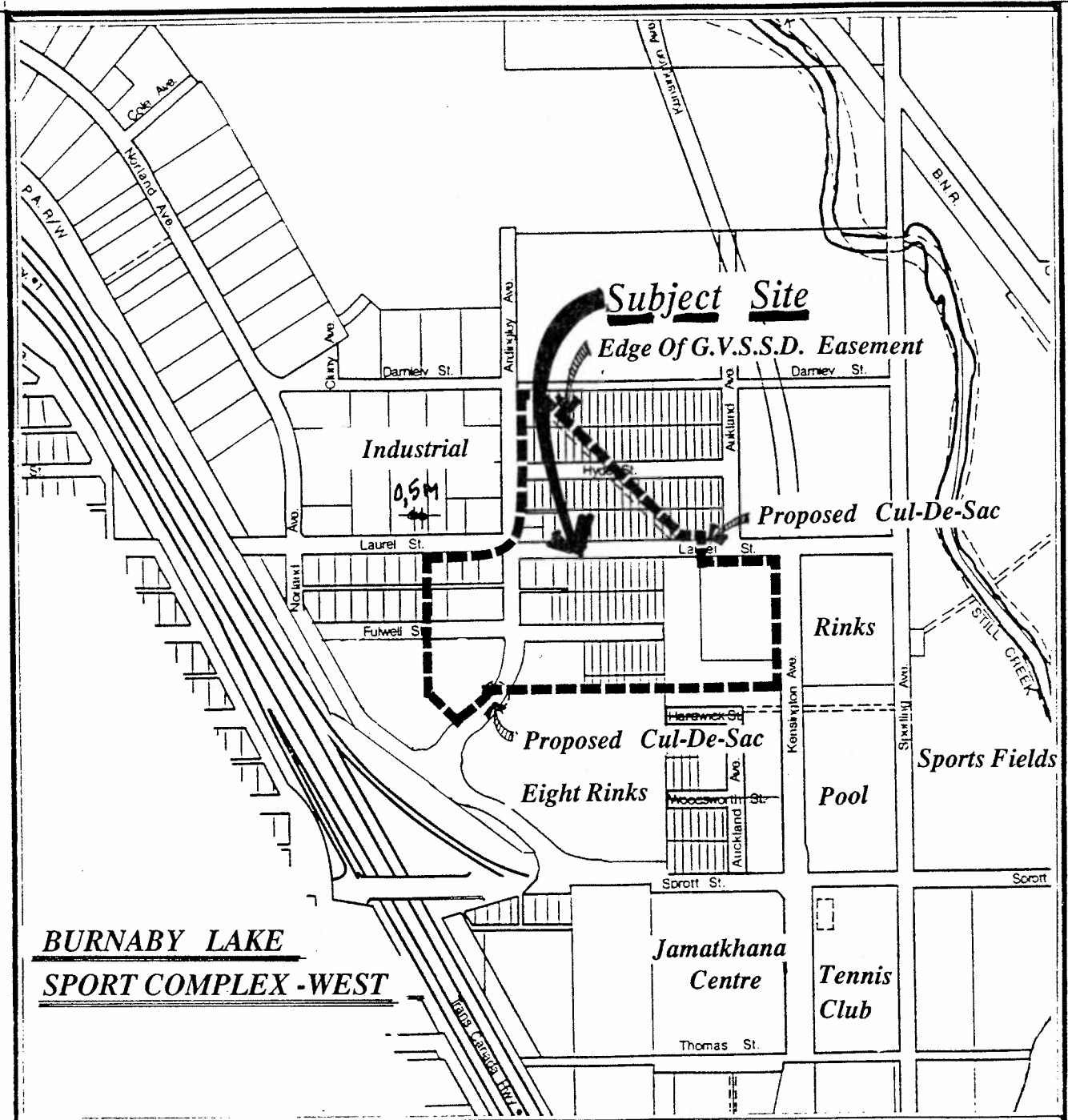
Lot 111, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot "G", Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot 112, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot 113, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot 95, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot 114, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot 94, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot 115 Except: South 6 ft. 6 inches, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot 93, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot 116, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot 92, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot 117, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot 91, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot 118, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot 90, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Lot 119, Blk 3, D.L. 77, Group 1, NWD Plan 3051

**Rezoning Reference: #98-4
Schedule "A".....Page 2**

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
Ptn. 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
Ptn. 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
Ptn. 6541 Laurel Street	Lot 86, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Ptn. 6549 Laurel Street	Lot 85, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Ptn. 6555 Laurel Street	Lot 84, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Ptn. 6289 Fulwell Street	Lot 17, Blk 1, D.L. 76, Group 1, NWD Plan 1885
6309 Fulwell Street	Lot 16, Blk 1, D.L. 76, Group 1, NWD Plan 1885
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
6496 Fulwell Street	Lot 35 except: part subdivided by Plan 42281, DL 77, Group 1, NWD Plan 3051
6496 Fulwell Street	Lot 36 except: part subdivided by Plan 42281, DL 77, Group 1, NWD Plan 3051
6496 Fulwell Street	Lot 37 except: part subdivided by Plan 42281, DL 77, Group 1, NWD Plan 3051
6496 Fulwell Street	Lot 38, except: part subdivided by Plan 42281, DL 77, Group 1, NWD Plan 3051
6496 Fulwell Street	Lot 39 except: part subdivided by Plan 42281, DL 77, Group 1, NWD Plan 3051
6496 Fulwell Street	Lot 40 except: part subdivided by Plan 42281, DL 77, Group 1, NWD Plan 3051
6496 Fulwell Street	Lot 41 except: part subdivided by Plan 42281, DL 77, Group 1, NWD Plan 3051
6496 Fulwell Street	Lot 42 except: part subdivided by Plan 42281, DL 77, Group 1, NWD Plan 3051
6496 Fulwell Street	Lot 43 except: part subdivided by Plan 42281, DL 77, Group 1, NWD Plan 3051

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Schedule "A".....Page 3**

6496 Fulwell Street	Lot 44 except: part subdivided by Plan 42281, DL 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: South 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: South 6.5 ft., Blk 3, D.L. 77, Group 1, NWD Plan 3051
Ptn. 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
Ptn. 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
Ptn. 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
Ptn. 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
Ptn. 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
Ptn. 6477 Hyde Street	Lot 42, 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
Ptn. 6494 Hyde Street	Lot 65, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Ptn. 6506 Hyde Street	Lot 66, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Ptn. 6514 Hyde Street	Lot 67, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Ptn. 6522 Hyde Street	Lot 68, Blk 3, D.L. 77, Group 1, NWD Plan 3051
Ptn. 6528 Hyde Street	Lot 69, Blk 3, D.L. 77, Group 1, NWD Plan 3051
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



BURNABY LAKE
SPORT COMPLEX - WEST

Date:
 February 1998

Scale:
 N.T.S

Drawn By:
 J.P.C.



City of
Burnaby
 Planning & Building Dept.

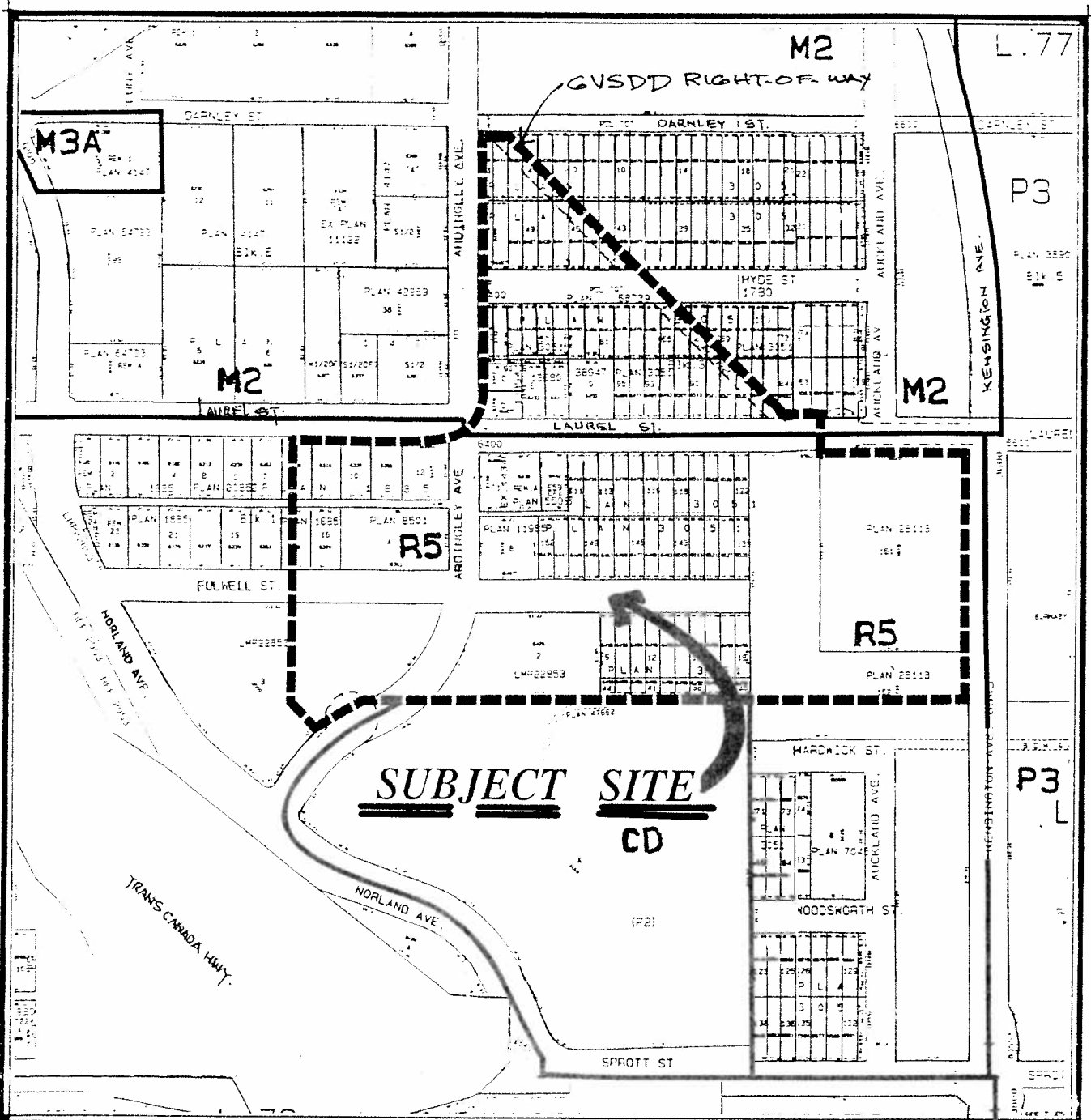


North

Rezoning Reference 98 - 4

Location Sketch

Sketch # 1



Date:
February 1998

Scale:
N.T.S

Drawn By:
J.P.C.



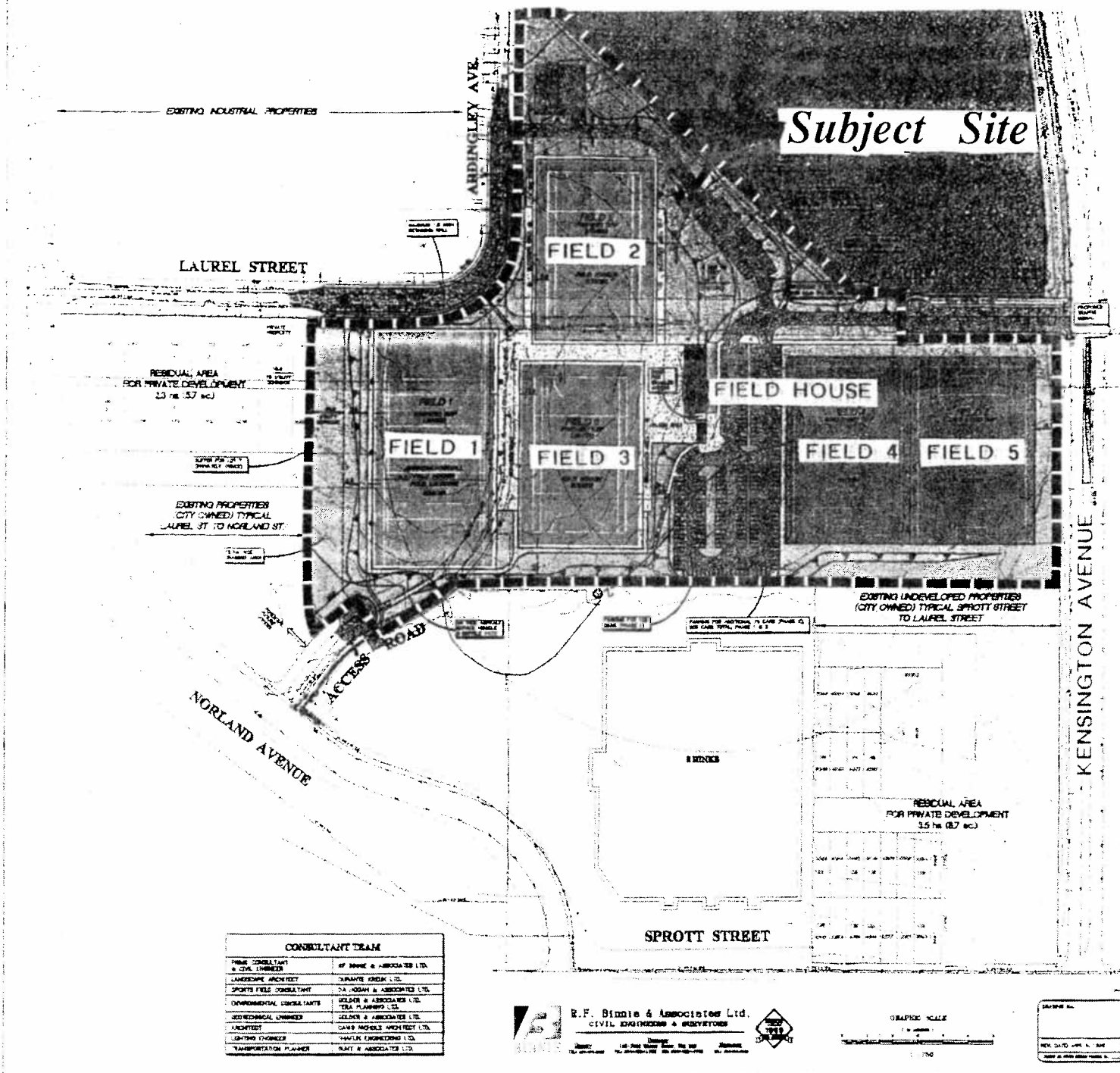
City of
Burnaby
Planning & Building Dept.



North

Rezoning Reference 98 - 4
Existing Zoning

Sketch #2



CONCEPT PLAN

JANUARY 1998

Sketch # 3

- | | | | | | | |
|-----|----|--|----|---|--|--|
| KEY | 1. | FIELD #1 (LIGHTED)
SYNTHETIC SURFACE
CANADIAN FOOTBALL
SOCCER
FIELD HOCKEY
LACROSSE | 2. | FIELD #2 (LIGHTED)
SYNTHETIC SURFACE
FIELD HOCKEY
SOCCER
LACROSSE | 3. | FIELDS #3 (LIGHTED)
SYNTHETIC SURFACE
FIELD HOCKEY
SOCCER
LACROSSE |
| | 4. | FIELD #4
SAND TURF
SOCCER | 5. | FIELD #5
SAND TURF
SOCCER | NOTE: BASEBALL, SOFTBALL AND SOCCER TO BE ACCOMMODATED IN THE EAST COMPLEX | |

