

2003 MARCH 13

TO: CITY MANAGER

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

SUBJECT: BROADVIEW PARK-HIGHWAY EXCHANGE BYLAW FOR RELOCATION OF NORFOLK STREET CUL-DE-SAC

PURPOSE: To seek Council authorization for the preparation and introduction of a Highway Exchange Bylaw involving property at 3955 Canada Way (Broadview Park) and the Norfolk Street road right-of-way, approval for a park boundary change along the eastern boundary of Broadview Park, and authorization for the preparation of Highway Exchange and Subdivision plans and any necessary right-of-way plans for existing services.

RECOMMENDATIONS:

1. THAT authorization be granted for the preparation and introduction of a Highway Exchange Bylaw involving property at 3955 Canada Way (Broadview Park) and the Norfolk Street road right-of-way, and THAT approval be granted for a park boundary change along the eastern boundary of Broadview Park through Rezoning Reference #02-54, as outlined in the attached report.
2. THAT authorization be granted for the preparation of Highway Exchange and Subdivision plans and any necessary right-of-way plans for existing services, as outlined in the attached report.

REPORT

At its meeting of 2003 March 12, the Parks, Recreation and Culture Commission received the above noted report and adopted the two recommendations contained therein.



Kate Friars
DIRECTOR PARKS, RECREATION
AND CULTURAL SERVICES

tc

Attachment

P:\DATA\COUNCIL\PK-BROADVIEW PARK - HIGHWAY EXCHANGE BYLAW FOR RELOCATION

cc: Director Planning and Building
Director Engineering
City Solicitor

**SUBJECT: BROADVIEW PARK - HIGHWAY EXCHANGE BYLAW FOR RELOCATION
OF NORFOLK STREET CUL-DE-SAC**

RECOMMENDATIONS:

1. THAT Council be requested to authorize the preparation and introduction of a Highway Exchange Bylaw involving property at 3955 Canada Way (Broadview Park) and the Norfolk Street road right-of-way, and that Council approve a park boundary change along the eastern boundary of Broadview Park through Rezoning Reference #02-54, as outlined in this report.
2. THAT Council be requested to authorize the preparation of Highway Exchange and Subdivision plans and any necessary right-of-way plans for existing services, as outlined in this report.

REPORT

BACKGROUND

At its regular meeting of 2003 January 27, Council received a report from the Director Planning and Building regarding a rezoning application, Rezoning Reference #02-54, for the properties at 4025 to 4093 Norfolk Street, adjacent to Broadview Park, for the purpose of developing a multiple-family building with underground parking and authorized staff to work with the applicant towards the preparation of a suitable plan of development.

Broadview Park is one of the older neighbourhood parks in Burnaby and can be traced back to 1928. The park is a neighbourhood level park which local residents can walk to and enjoy the creek ravine setting, tennis courts, casual play field (shared with the adjacent former Schou Elementary School), children's playground, asphalt play court and trails through the wooded ravine. In early 1990, Council approved the consolidation of properties comprising Broadview Park into one lot (3955 Canada Way). The property consolidation included the closure of the undeveloped Norfolk and Dominion Street road allowances which bisected the park and the dedication of the Dominion and Norfolk Street cul-de-sac rights-of-way.

As a prerequisite of Rezoning Reference #02-54, the developer will be required to construct the Norfolk Street cul-de-sac to its full standard (see attached Sketch #1). Development review discussions identified the need to consider the relocation of the Norfolk Street cul-de-sac right-of-way to accommodate existing Broadview Park facilities that are located within the road right of way and to create a more appropriately scaled cul-de-sac for this section of Norfolk Street (see attached Sketch #2). Included in the initial report's list of rezoning considerations is a reference to a Subdivision and Highway Exchange Bylaw to accommodate the relocated cul-de-sac.

PROPOSED HIGHWAY EXCHANGE BYLAW

The proposed relocation of the cul-de-sac will require the introduction of a Highway Exchange Bylaw to close an approximately 450 square metre (4,844 sq.ft.) portion of the Norfolk Street road right-of-way for consolidation with 3955 Canada Way (Broadview Park) in exchange for an approximately fifty square metres (532 sq.ft.) portion of 3955 Canada Way (Broadview Park) to be dedicated for road right-of-way (see attached Sketch #3).

PROPOSED ROAD DEDICATION, LAND EXCHANGE & PARK BOUNDARY CHANGE

The proposed relocation of the cul-de-sac will also require road dedication from the City property at 4025 Norfolk of an area approximately sixty square metres (450 sq.ft.). In exchange for the required road dedication area, a minor park boundary change along the eastern boundary of 3955 Canada Way (Broadview Park) is proposed to provide an equal area of land from the park to be consolidated with the adjacent 4025 Norfolk Street and related development site through Rezoning Reference #02-54.

Relocation of the Norfolk Street cul-de-sac will result in a closure of a portion of undeveloped road right-of-way, which currently accommodates Broadview Park facilities. The existing property line for 3955 Canada Way (Broadview Park) cuts through the edge of the existing tennis courts, with the pathways leading into the park and landscaped shrub beds located within the undeveloped cul-de-sac right-of-way (see attached Sketch #3). As a result of the proposed Highway Exchange, Broadview Park will gain approximately four hundred-fifty square metres (4,844 sq.ft.) of area, in exchange for required road dedication. Through the subdivision and rezoning processes related to the proposed development at 4025-4093 Norfolk Street, an equal area land exchange, involving areas of approximately sixty square metres (450 sq.ft.), between the proposed development site and the Broadview Park property will allow for the relocated cul-de-sac without a negative impact on the net development site area.

A need to re-grade the park area in the vicinity of the cul-de-sac as part of the road development project is anticipated. Reconfiguration of existing trail connections in the vicinity of the cul-de-sac to accommodate the road and new grades will be required as part of the rezoning and servicing requirements. As a result, there will be only one trail access point onto the cul-de-sac instead of the two present connections. It is expected that funding of minor trail surface and landscape restoration work may be required from the parks budget at a future date after the completion of the road development work. Given the net gain in park area created through this proposal and the protection of the existing tennis courts, the minor changes to pedestrian circulation within the park and minor landscape restoration costs anticipated are considered an acceptable exchange.

SUMMARY

Staff have been authorized to work with the applicant of Rezoning Reference #02-54 towards the preparation of a suitable plan of development for the properties at 4025-4093 Norfolk Street adjacent to Broadview Park for the purpose of developing a multiple-family building with underground parking. As a prerequisite of the rezoning, the developer is required to construct the Norfolk Street cul-de-sac which is presently located within Broadview Park. It is proposed that the City pursue the completion of a Highway Exchange Bylaw to relocate the cul-de-sac, and that the Director Engineering be authorized to prepare the necessary Highway Exchange Bylaw and Subdivision plans and any necessary right-of-way plans for existing services within the road closure area. Concurrently, the applicant for Rezoning Reference #02-54 will complete the consolidation of the net development site, including the required road dedications, through the subdivision process.

At this time, it is recommended that Commission and Council authorize the park boundary change for the property at 3955 Canada Way (Broadview Park) to accommodate the sixty square metres (450 sq.ft.) land exchange between the development site and Broadview Park, as outlined in this report. Accordingly, this report is submitted to Commission and Council seeking authority for the introduction of the necessary Highway Exchange Bylaw and the proposed boundary change to be completed through Rezoning Reference #02-54.

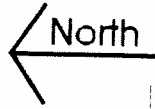
JK.

ATS:JAK:jl

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Attachments (3)

- cc. Director Planning and Building
- Director Engineering
- City Solicitor

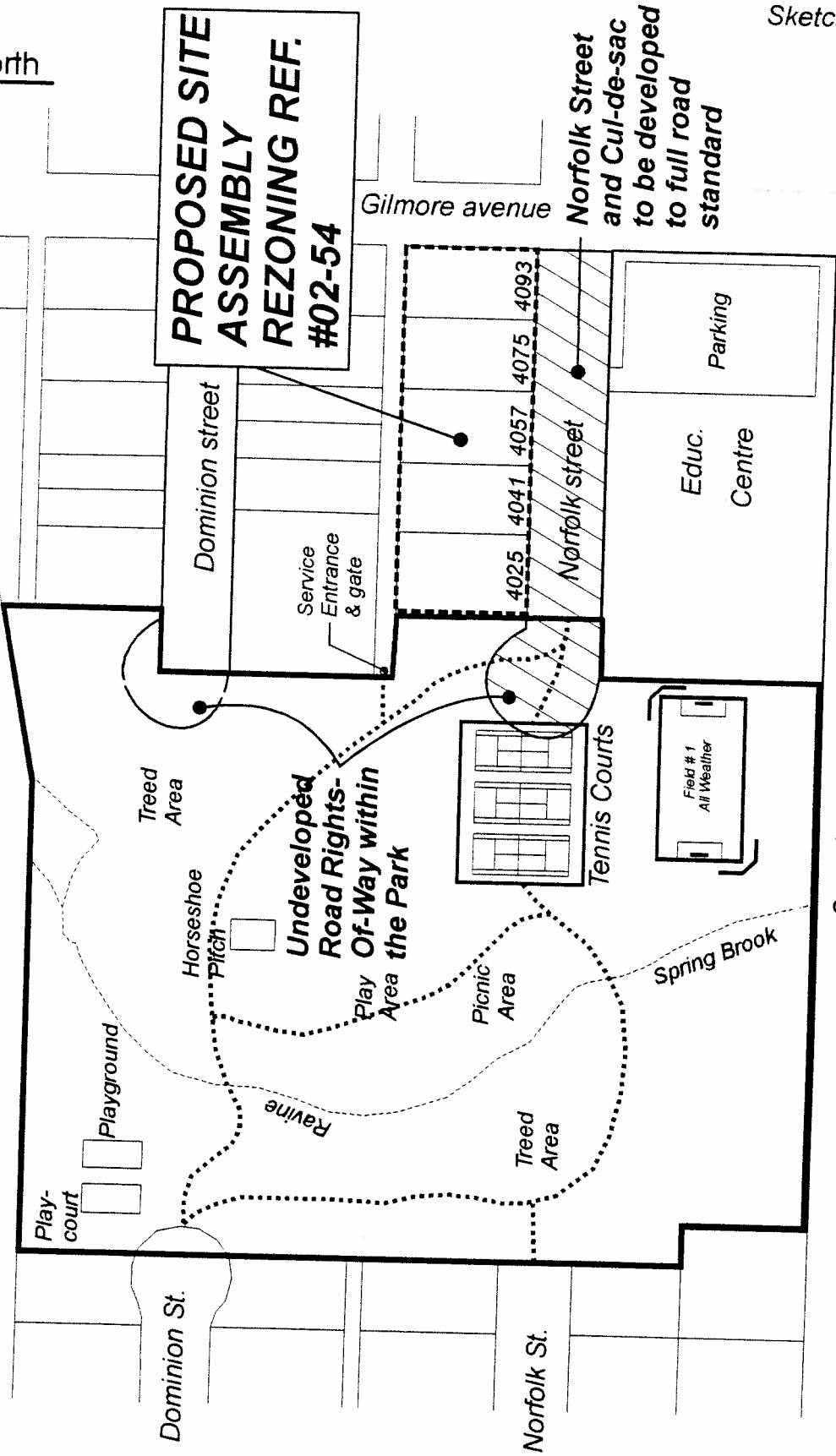


**PROPOSED SITE
ASSEMBLY
REZONING REF.
#02-54**

Sketch #1

Gilmore avenue

Norfolk Street
and Cul-de-sac
to be developed
to full road
standard

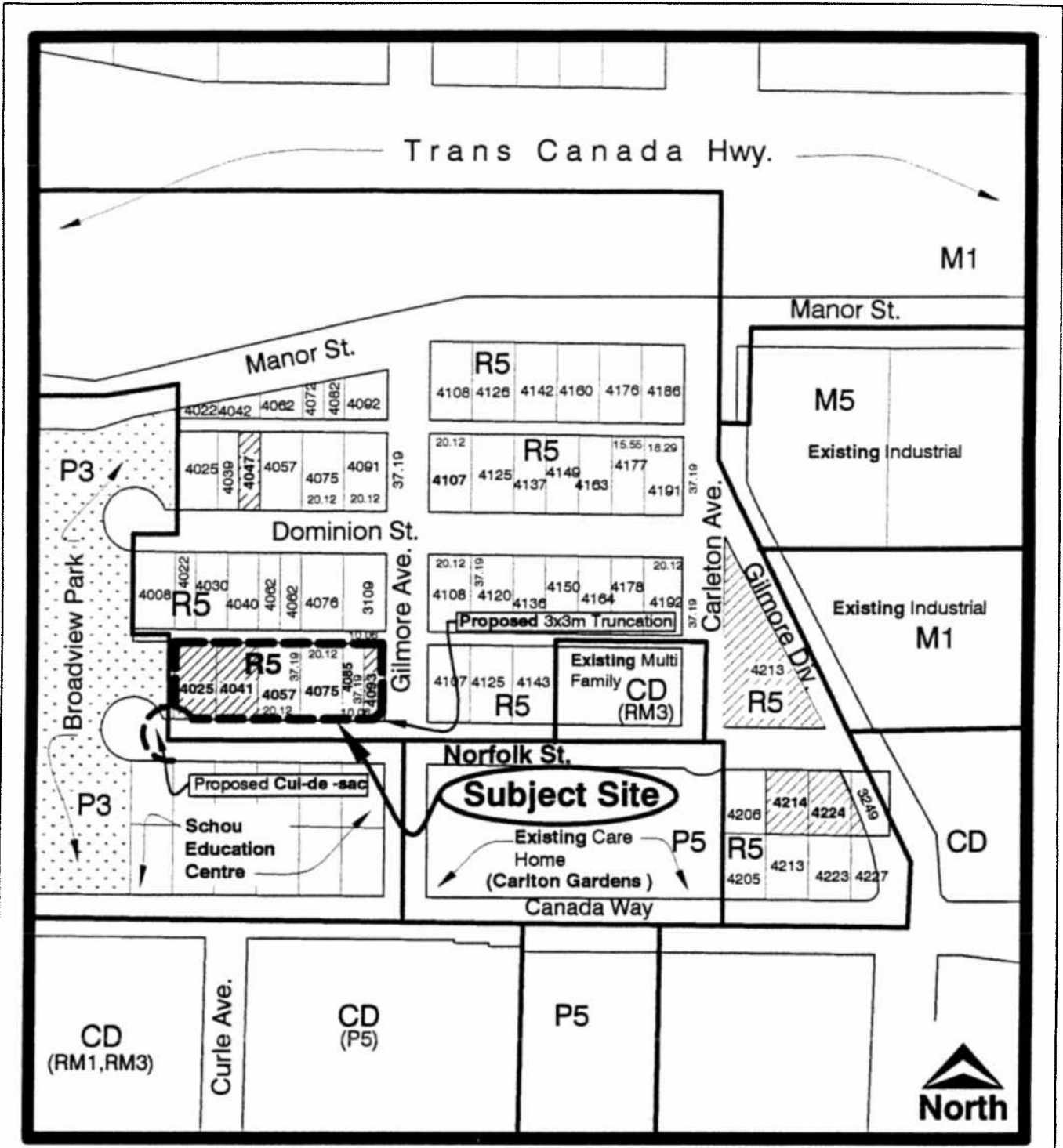


C:\Data\small plans\Broadview park
norfolk st develop.dwg

Dwg. # O.P. 29-2-15s
Date: March 2002
Scale: nts
Prepared by: HD

**Broadview Park : Proposed Norfolk Street Road
Development Under Rezoning Reference # 02-54**





Planning and Building Department

Scale: 1:3000

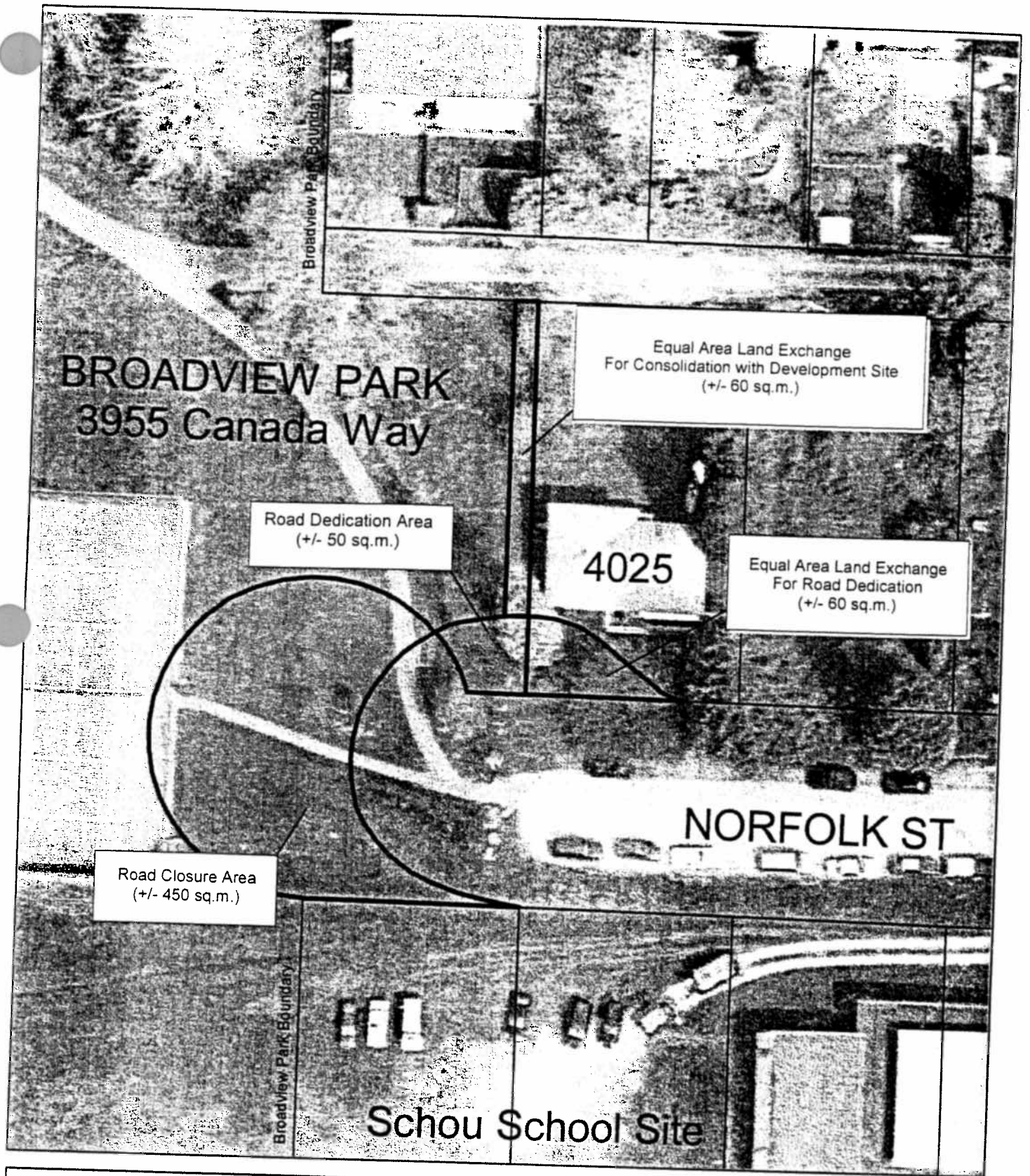
Drawn By: J.P.C.

Date: January 2003

 City Owned Properties

REZONING REFERENCE **02 -- 54**

Sketch # 2



Proposed Relocated Norfolk Street Cul-de-sac
Proposed Highway Exchange and Boundary Change
Rezoning Reference #02-54

Sketch #3



1:500

