

TO: CITY MANAGER

2004 October 27

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #03-66
7325 MacPherson Avenue (see attached sketch)
Royal Oak Community Plan - Sub-Area 2

PURPOSE: To obtain Council authority for the dedication of a portion of 7325 MacPherson Avenue as road allowance.

RECOMMENDATION:

1. **THAT** Council authorize the Director Engineering to prepare the required subdivision survey plan in order to provide the necessary road dedication as outlined in this report.

REPORT

1.0 BACKGROUND

- 1.1 On 2003 November 3 Council adopted a recommendation authorizing staff to pursue the sale of 7325 MacPherson Avenue for medium density multiple-family development including possible seniors' housing through a rezoning application of the subject property. Council, at that time, also approved in principle the amendment to the Royal Oak Community Plan to change 7325 MacPherson Avenue from its present institutional designation to a medium density multiple-family residential designation on the understanding that formal ratification of the amendment would be achieved in conjunction with the proposed rezoning of the site.
- 1.2 On 2004 January 26 Council received a rezoning report (Rezoning Reference #03-66), which involved rezoning the subject site to CD Comprehensive Development District (based on RM3 Multiple Family Residential District and in accordance with the development plan entitled "Attachment A - Development Guidelines") to permit the establishment of development guidelines for future development (subject to specific amendment rezoning) of the site. The rezoning was advanced to Public Hearing and was subsequently given Final Adoption on 2004 July 5. The rezoning report noted that construction of all services, including a 1.5m dedication adjacent to MacPherson Avenue for and construction of a separated sidewalk, boulevard improvements and the undergrounding of abutting overhead wiring will be pursued either prior to the sale of the property or in conjunction with the subsequent amendment rezoning of the site.

2.0 SERVICING REQUIREMENTS

The dedication of 1.5m road allowance along MacPherson Avenue is required to facilitate future construction of a separated sidewalk. The construction of all services, including the construction of a separated sidewalk, boulevard improvements and the undergrounding of abutting overhead wiring will be pursued in conjunction with the subsequent amendment rezoning of the site.

3.0 SALE OF THE CITY LOT

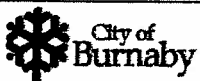
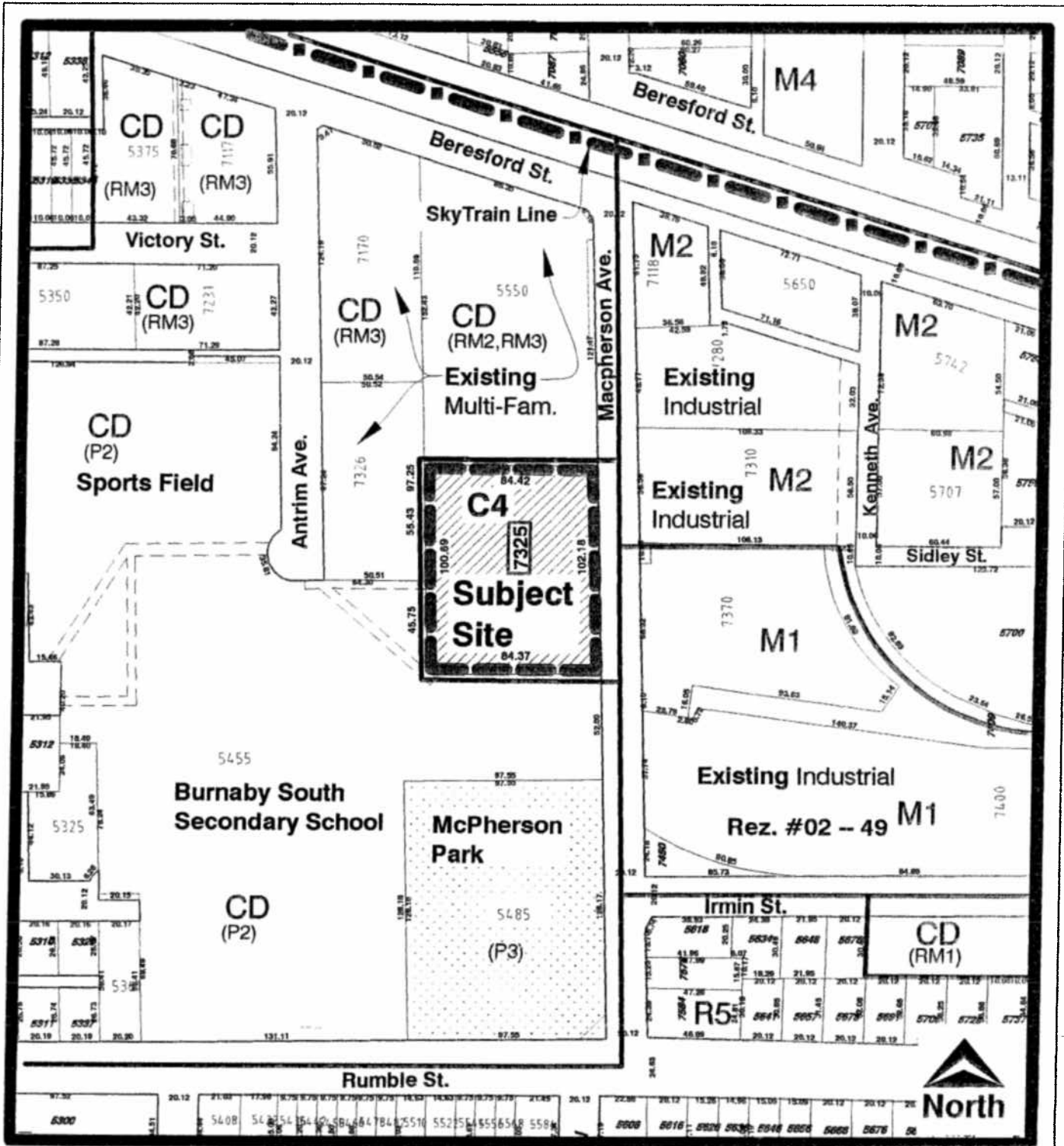
The City Solicitor will prepare a further report seeking Council approval of a minimum acceptable bid price for the property in preparation for its sale through public tender.



J. S. Belhouse
Director Planning and Building

BW;gk
Attach

- cc: Director Finance
- Chief Building Inspector
- City Solicitor
- Director Engineering
- Director Engineering, Environmental Services Division



City of
Burnaby

Planning and Building Department

Scale: 1 = 3000

Drawn By: J.P.C.

Date: January 2004

REZONING REFERENCE 03 -- 66
7325 Macpherson Ave.

Sketch # 1

