

---

**TO:** CITY MANAGER **DATE:** 2006 February 01

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20  
*Reference: Rez #05-62*

**SUBJECT: REZONING REFERENCE #05-62  
SUBDIVISION REFERENCE #05-65  
PROPOSED JOINT SUBDIVISION AND REZONING  
MARINE DRIVE, SOUTHRIDGE DRIVE, BYRNEPARK DRIVE,  
14TH AVENUE, RAVINE PARK  
EDMONDS TOWN CENTRE - SUB-AREA 3**

**PURPOSE:** To advise of a change to the proposed conceptual subdivision plan to correspond to an existing area of dedicated park.

---

**RECOMMENDATION:**

1. **THAT** this report be received for information purposes.

**REPORT****1.0 INTRODUCTION**

The purpose of the subject rezoning, Rezoning Reference #05-62, is to accommodate subdivision of the subject site (bounded by Marine Drive, Byrnespark Drive, Southridge Drive and the 14th Avenue Ravine Park) into five development sites, and to establish community plan guidelines for future RM2-type multiple-family development (subject to specific amendment rezoning) of the lots. The rezoning is being pursued by the City, while the subdivision is being pursued jointly by the City and Mosaic Homes, the two landowners in the area.

**2.0 SUBDIVISION PLAN**

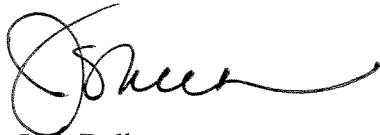
The initial report regarding this application was submitted to Council on 2005 November 28. It included the conceptual subdivision plan **attached** as Appendix "A". Staff have now become aware that a portion of proposed Lot 3 was dedicated as part of the Stride Avenue Parksites under Bylaw 3047 (1950). This historical parksites dedication by bylaw extended across the current Southridge Drive alignment, from Mission Avenue to Fenwick Street on the southeast side of Stride Avenue (now Southpoint Drive). The majority of the old parksites north of Southridge

To: City Manager  
From: Director Planning and Building  
Re: Rezoning Reference #05-62  
Subdivision Reference #05-65  
Proposed Joint Subdivision and Rezoning  
2006 February 01 ..... Page 2

Drive was subsequently utilized for a time as the Stride Avenue Landfill, and now forms part of Taylor Park.

The remnant portion of the historically dedicated Stride Avenue Parksite south of Southridge Drive is adjacent to the 14th Avenue Ravine Park. A revised conceptual subdivision plan, Appendix "B" **attached**, has therefore been prepared to incorporate the subject park area (approximately 0.7ha/1.8 acres) into the 14th Avenue Ravine Park. This results in a total net development site area (lots 1 to 5) totalling approximately 4.7ha (11.6 acres).

This is for the information of Council.

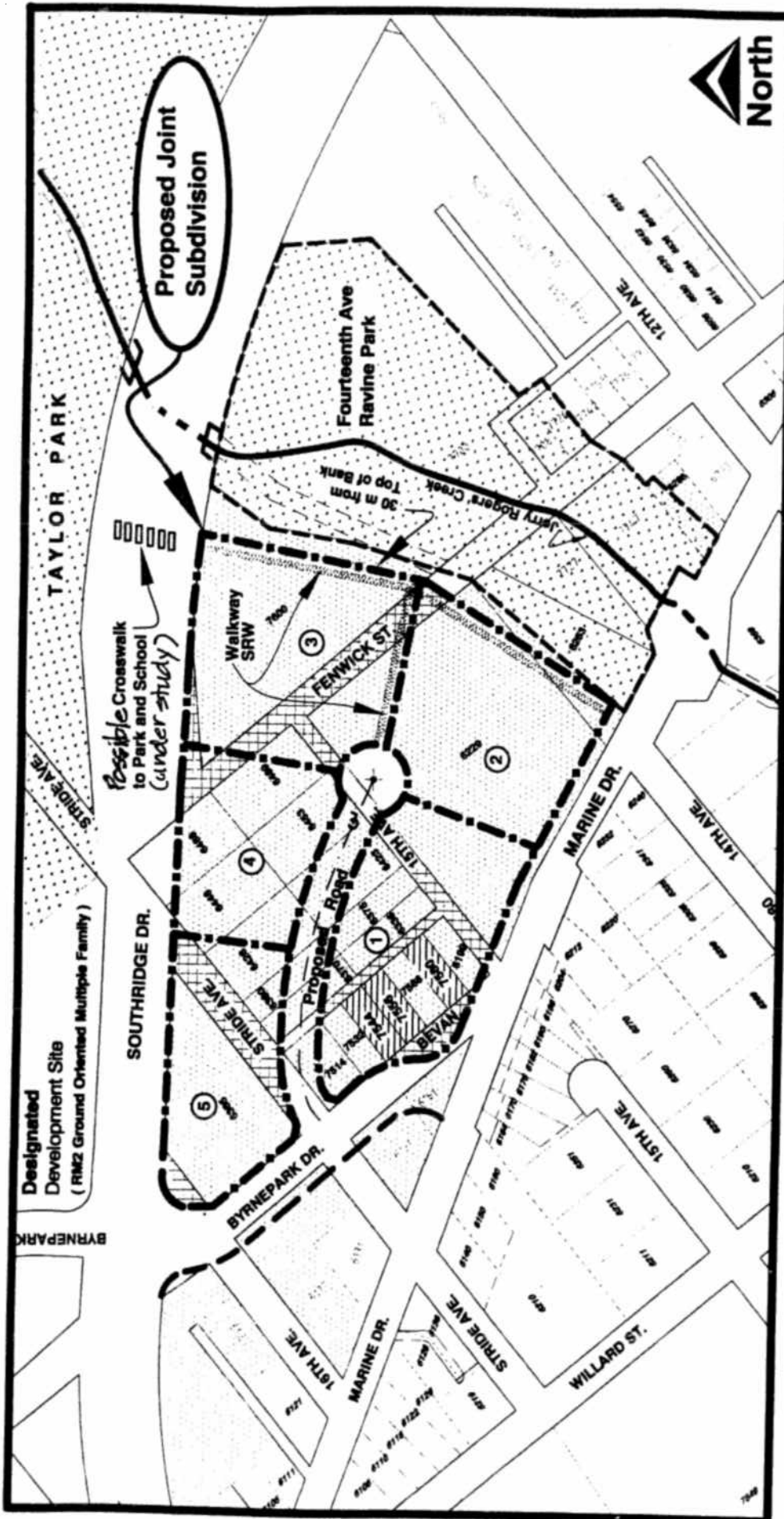


J. S. Belhouse  
Director Planning and Building

RR:gk  
Attach

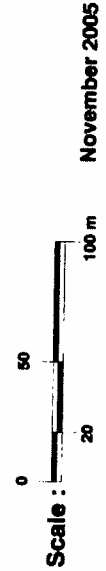
cc: Director Engineering  
Director Parks, Recreation and Cultural Services  
City Solicitor  
City Clerk

P:\Gulzar\Robert Renger\Rezoning 2005\Rez 05-62\Rez 05-62 Change to Subdivision.doc



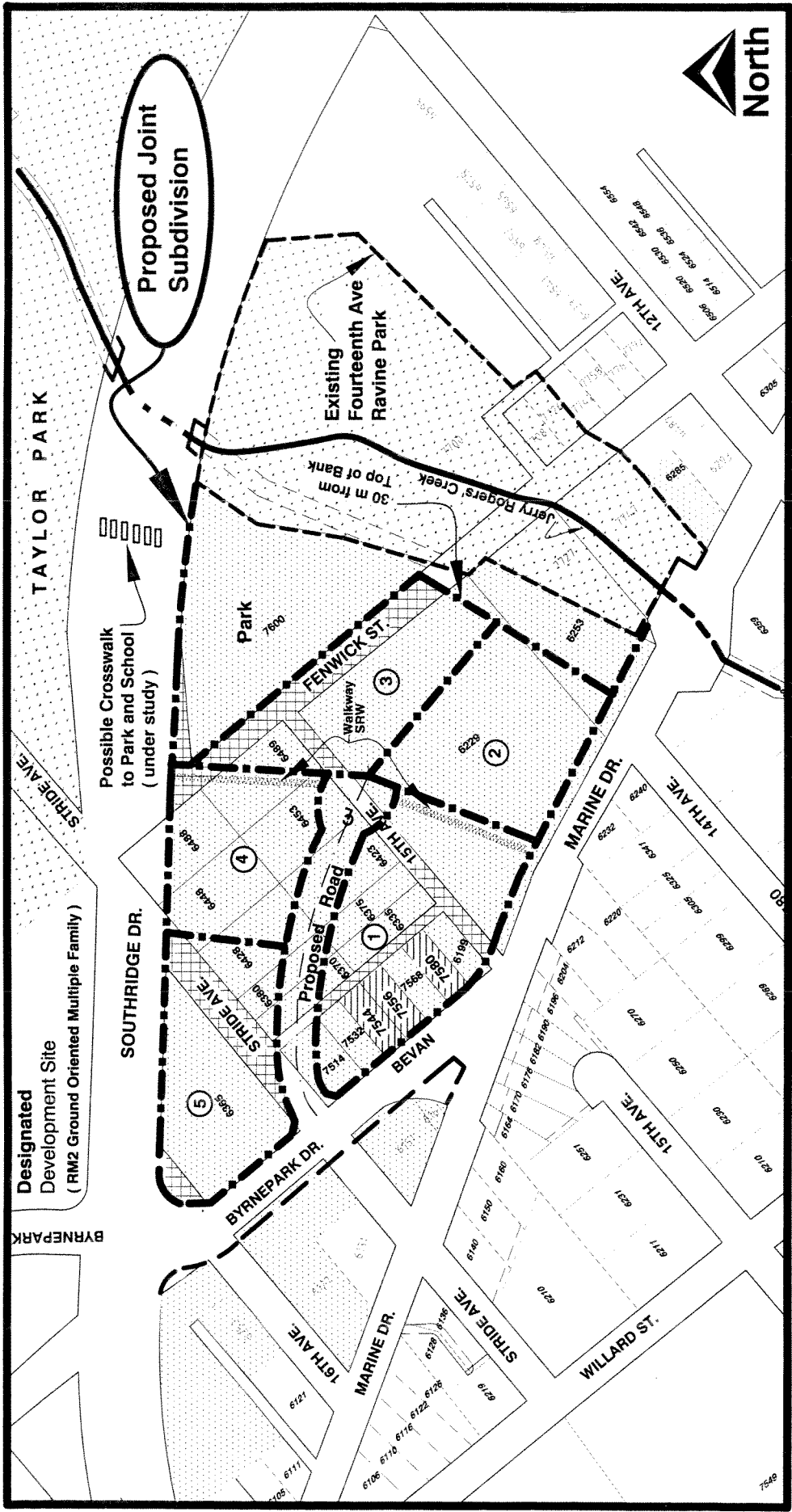
**REZONING REFERENCE # 05 -- 62 ( Bymepark Dr./Southridge Dr./Marine Dr./Fourteenth Ave. Ravine Park )**  
**Proposed Joint Subdivision**

- City of Burnaby Planning and Building Department
- Legend:
- Privately Owned Property (1905 Sq.m.)
  - City Owned Property
  - Road Rights of Way



**APPENDIX 'A'**  
**PREVIOUS PLAN**




Sketch # 3



**REZONING REFERENCE # 05 -- 62 ( Byrnespark Dr./Southridge Dr./Marine Dr./Fourteenth Ave. Ravine Park )**  
**Proposed Joint Subdivision**

City of Burnaby Planning and Building Department

**APPENDIX 'B'**  
**REVISED PLAN**

- Legend:
-  Privately Owned Property (1905 Sq.m.)
  -  City Owned Property
  -  Road Rights of Way

Scale : 0 50 100 m  
 January 2006

Sketch # 3