

COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**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**

RECOMMENDATION:

1. THAT Council endorse the change to the proposed conceptual subdivision plan as outlined in attached report.

REPORT

Council, at the Open Council meeting held on 2006 February 13, referred the attached report to the Community Development Committee for review.

The Community Development Committee, at its Open meeting held on 2006 February 22, completed its review and requested that Council endorse the change to the proposed conceptual subdivision plan to correspond to an existing area of dedicated park.

Respectfully submitted,

Councillor Colleen Jordan
Chair

Councillor Dan Johnston
Vice Chair

Councillor Garth Evans
Member

<p>COPY: CITY MANAGER DIRECTOR PLANNING & BUILDING DIRECTOR ENGINEERING DIRECTOR PARKS, REC. & CULT. SERV. CITY SOLICITOR</p>

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

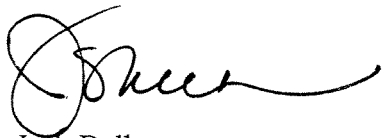
The initial report regarding this application was submitted to Council on 2005 November 28. It included the conceptual subdivision plan attached as Appendix "A". Staff have now become aware that a portion of proposed Lot 3 was dedicated as part of the Stride Avenue Parksites under Bylaw 3047 (1950). 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.

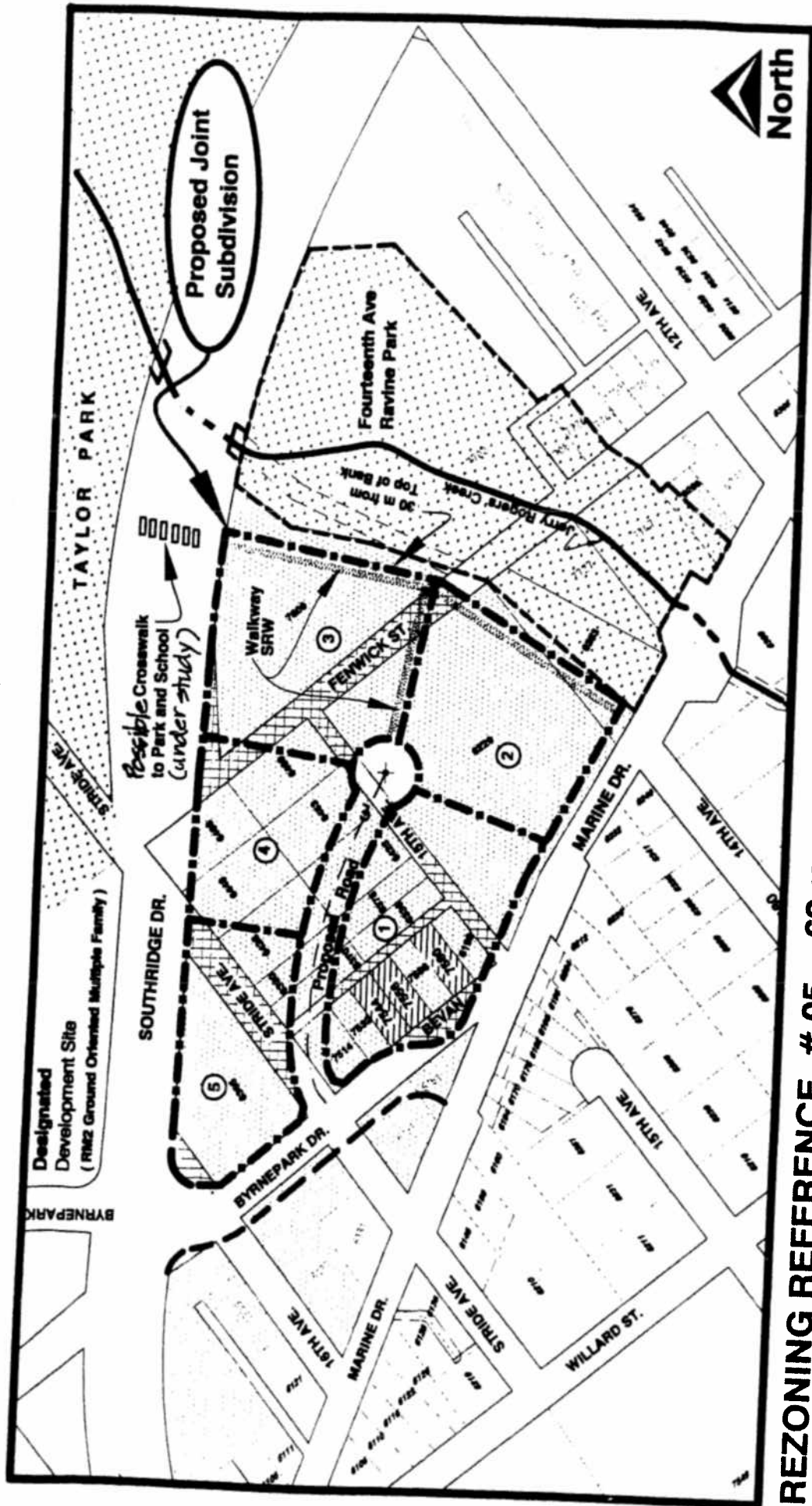


J. S. Belhouse
Director Planning and Building

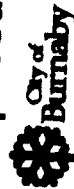
RR:gk
Attach

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

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



Planning and Building Department

APPENDIX 'A'
PREVIOUS PLAN

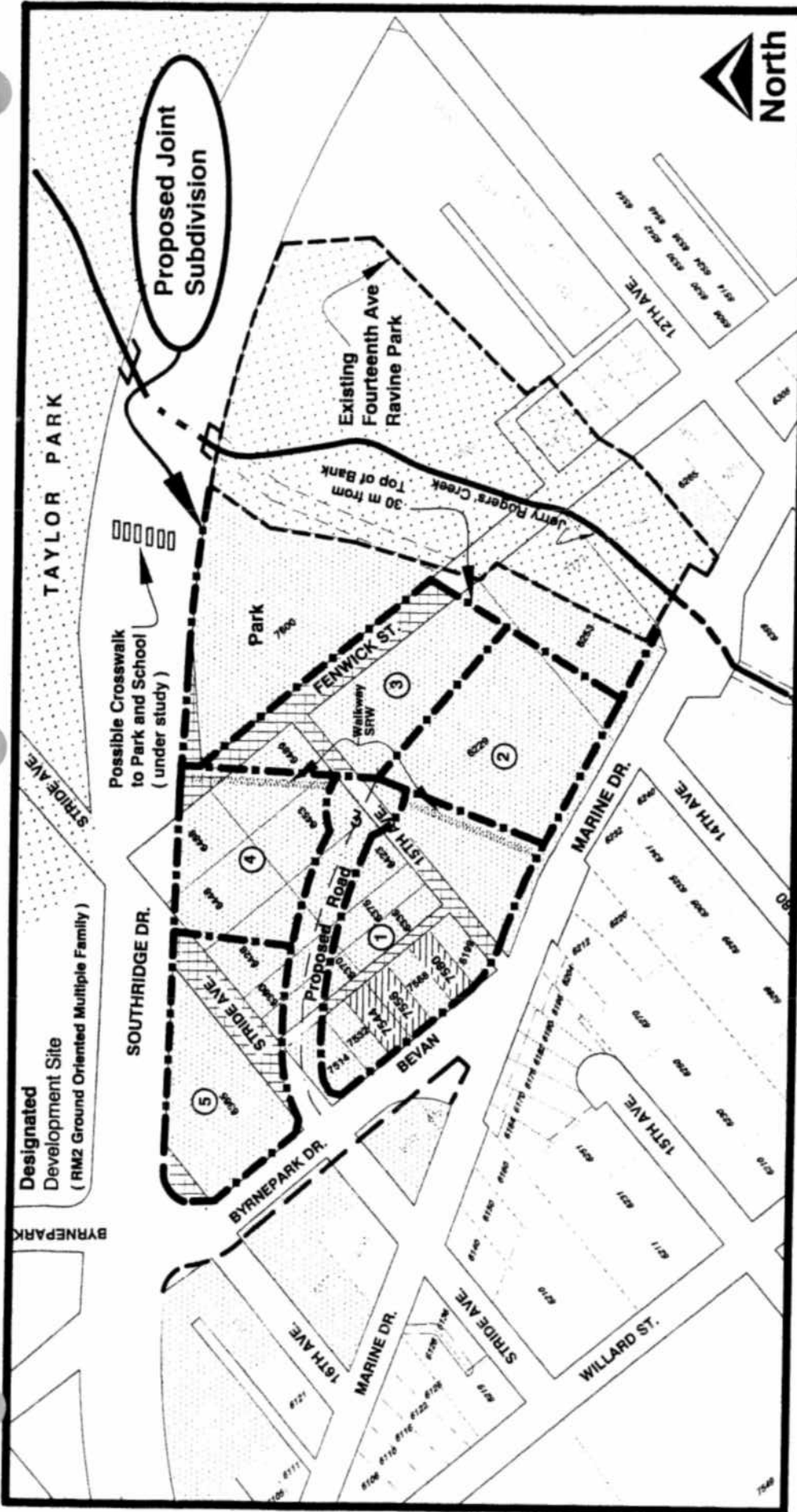
Legend:

- Privately Owned Property (1905 sq.m.)
- City Owned Property
- Road Rights of Way



Scale : 0 20 50 100 m
 November 2005

Sketch # 3



REZONING REFERENCE # 05 -- 62 (Byrnpark 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

Scale : 0 20 50 100 m
 January 2006

APPENDIX 'B'
REVISED PLAN

Sketch # 3

