



Item.....
Meeting..... 2009 July 20

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2009 July 15
FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 01
Reference: Rez Series
SUBJECT: REZONING APPLICATIONS
PURPOSE: To submit the current series of new rezoning applications for Council's consideration.

RECOMMENDATION:

1. **THAT** Council set a Public Hearing for this group of rezonings on 2009 September 22 at 7:30 p.m. except where noted otherwise in the individual reports.

REPORT

Attached please find reports on outstanding rezoning applications. A short form notation of the report recommendations are also outlined for the convenience of Council.

		Page No.	Recommend. Page No.
Item #1	Application for the rezoning of:		
Rez #09-11	See <u>attached</u> Schedule A	7	9
From:	R3, R4 and R5 Residential Districts		
To:	P3 Park and Public Use District		
Address:	8549 Armstrong Avenue, Ptn. of 8620 and 8646 Elks Avenue, Ptn. of 6896 Aubrey Street, 6845 Charles Street, 6869 Lane Allowance and 4595 Imperial Street		

RECOMMENDATION:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2009 August 31 and to a Public Hearing on 2009 September 23 at 7:30 p.m.

Item #2 Application for the Rezoning of:
Rez #09-12 Lot 1, D.L. 99, Group 1, NWD Plan BCP6963 **15** **17**

From: CD Comprehensive Development District (based on P2 Administration and Assembly District)

To: C2 Community Commercial District

Address: **4700 Imperial Street**

RECOMMENDATION:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2009 August 31 and to a Public Hearing on 2009 September 22 at 7:30 p.m.

Item #3 Application for the rezoning of:
Rez #09-13 Lot 188, D.L. 165, Group 1, NWD Plan 47786 **20** **20**

From: P3 Park and Public District

To: CD Comprehensive Development District (based on P2 Administration and Assembly District and Big Bend Development Plan)

Address: **7215 Mountbatten Street**

RECOMMENDATION:

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

Item #4 Application for the rezoning of:
Rez #09-14 See attached Schedule A **24** **27**

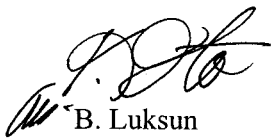
From: R2 Residential District, A1 Agricultural District, M3a Heavy Industrial District and CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

To: P3 Park and Public Use District

Address: 4720 Neville Street, 4745 & 4691 Portland Street, Ptn. of Portland Street, Ptn. of unopened lane right-of-way south of Clinton Street; 7500 Wiggins Street, 7920 Prairie Street, Ptn. of Prairie Street unopened road right-of-way, 7700 North Fraser Way; and Part shown "Park" on Plan 14575

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2009 August 31 and a Public Hearing on 2009 September 22 at 7:30 p.m.
2. **THAT** Council authorize the subject subdivision/consolidation, road dedications and closures and the Director Engineering be authorized to prepare any necessary survey plans for the City-owned properties outlined in Section 3.1 B) Marshland Avenue Bog Forest of this report.
3. **THAT** Council authorize the introduction of Highway Closure Bylaw for a portion of the Prairie Street road right-of-way as outlined in Section 3.1 B) Marshland Avenue Bog Forest of this report.



B. Luksun
Director Planning and Building

:gk
Attach

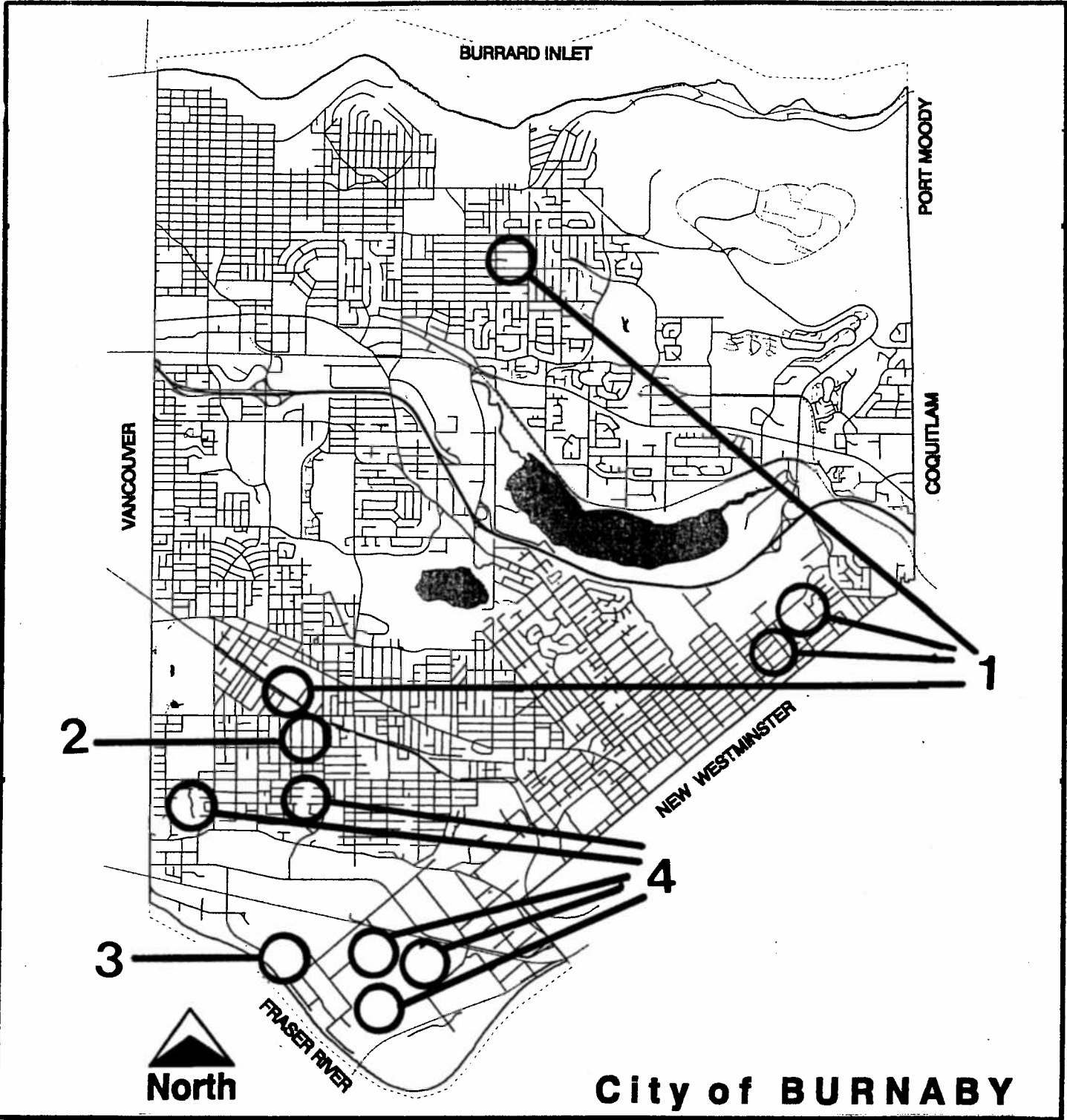
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**Rezoning Reference #09-11
Schedule A**

School District Site	Zoning
<u>Cariboo Hill Secondary School/Cariboo Hill School Park</u>	
8549 Armstrong Avenue Lot 7 Except: Part dedicated Road on Plan 63031, Blk 2, D.L. 11, Group 1, NWD Plan 3045	R3
Ptn. of 8620 Elks Avenue Ptn. of Lot 102, D.L. 11, Group 1, NWD Plan 36311	R3
Ptn. of 8646 Elks Avenue Ptn. of Lot 110, D.L. 11, Group 1, NWD Plan 63031	R3
<u>Lochdale Community School</u>	
Ptn. of 6896 Aubrey Street Ptn. of Lot 210, D.L. 132, Group 1, NWD Plan 31754	R3
6845 Charles Street Lot 260, D.L. 132, Group 1, NWD Plan 34498	R4
6869 Lane Allowance Lot 254, D.L. 132, Group 1, NWD Plan 33203	R4
<u>Maywood Community School</u>	
4595 Imperial Street Lot "F" D.L.'s 152 & 153, Group 1, NWD Plan 12269	R5

**Rezoning Reference #09-14
Schedule A**

		<u>Zoning</u>
Gray Creek Ravine Park		
4720 Neville Street	Lot 2, DL 157, Grp 1, NWD Plan 4022	R2
4745 Portland Street	Parcel 'A' (Explanatory Plan 12889), Lot 3, Plan 3475 and of Lot 'F', Plan 12996, DL 157, Grp 1, NWD	R2
4691 Portland Street	Lot 2, DL 157, Grp 1, NWD Plan BCP23117	R2
Marshland Avenue Bog Forest		
7500 Wiggins Street	Lot 3, DL 155B and 155C, Grp 1, NWD Plan LMP39018	A1
7920 Prairie Street	Lot 2, DL 155C, Grp 1, NWD Plan BCP4735	A1/M3a
7700 North Fraser Way	Lot 4, Except: Part Dedicated Road on Plan BCP8603, DL 155C and 166, Grp 1, NWD Plan LMP39018	A1/CD (M2, M5)
Kaymar Creek Ravine Park		
Part shown "Park" on Plan 14575		R2



City of Burnaby
Planning And Building Department

Scale:
Drawn By: DB
Date: 2009 July 20

Rezoning Series July 2009
 ○ — Item Nos.

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #09-11 2009 July 20

ITEM #1

1.0 GENERAL INFORMATION

- 1.1 Applicant:** City of Burnaby
4949 Canada Way
Burnaby, B.C. V5G 1M2
- 1.2 Subject:** Application for the rezoning of:
See **attached** Schedule A
- From:** R3, R4 and R5 Residential Districts
- To:** P3 Park and Public Use District
- 1.3 Address:** 8549 Armstrong Avenue, Ptn. of 8620 & 8646 Elks Avenue, Ptn. of 6896 Aubrey Avenue, 6845 Charles Street, 6869 Lane Allowance and 4595 Imperial Street
- 1.4 Location:** The subject sites are located on:
- a) the south side of Sixteenth Avenue between Endersby and Coldicutt Streets (**attached** Sketch #1);
 - b) the southwest corner at the intersection of Aubrey Street and Cliff Avenue (**attached** Sketch #2); and
 - c) the north side of Imperial Street between Dow Avenue and Central Boulevard (**attached** Sketches #3 & #4).
- 1.5 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the properties into conformance with their designated school use.

2.0 BACKGROUND INFORMATION:

- 2.1 Historically, the ongoing acquisition of properties and the development of Burnaby School District sites occurred without completion of the requisite rezoning and/or parcel consolidations. From time to time, properties held for public school use purposes are

rezoned to the P3 Park and Public Use District to bring them into conformance with the Official Community Plan (OCP) designation of these sites for school use.

2.2 On 2009 January 12, Council adopted the recommendations outlined in a report on Burnaby's School Lands and authorized staff to pursue the rezoning of a number of City and School District lands to the P3 Park and Public Use District to bring them into conformance with their use and designation for school purposes. Staff in consultation with the School District are proceeding to select sites needing rezoning on a phased basis. Rezoning is carried out as an administrative land designation procedure to ensure that the zoning conforms to the approved use, but does not indicate that further development of the subject lands is being pursued at this time.

2.3 The Burnaby School District has been advised of and supports the subject application.

3.0 GENERAL COMMENTS

3.1 The designated school sites, under this rezoning application, all of which are Burnaby School District-owned sites, are:

<u>School</u>	<u>No. of properties included in this rezoning</u>
A) Cariboo Hill Secondary School/ Cariboo Hill School Park	3
B) Lochdale Community School	3
C) Maywood Community School	1

A) Cariboo Hill Secondary School/Cariboo Hill School Park (see attached Sketch #1)

The subject property at 8549 Armstrong Avenue is developed with a driveway providing access to the rear surface parking area for the subject school and City-owned park site. The subject property at 8620 Elks Avenue is developed with a building that forms part of the Cariboo Hill Secondary School site. The subject property at 8646 Elks Avenue forms part of the grass field area for the subject school and park site. It is noted that Elks Avenue was previously closed and now forms part of the school and park site.

B) Lochdale Community School (see attached Sketch #2)

The subject property at 6896 Aubrey Street forms part of the playfield for the subject school site and is also improved with playground equipment. The properties at 6845 Charles Street and 6869 Lane Allowance also form part of the playfield for the subject school site.

C) Maywood Community School (see attached Sketches #3 & #4)

The property at 4595 Imperial Street forms part of the playfield for the subject school site.

3.2 Any necessary consolidation of the subject Burnaby School District properties with associated road closures and dedications will be pursued in conjunction with any future specific school development proposal, and not as a condition of this rezoning.

3.3 The granting of Final Adoption by Council to this rezoning will bring the properties into conformance with their designated and intended long term intended school use.

4.0 RECOMMENDATION

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2009 August 31 and to a Public Hearing on 2009 September 22 at 7:30 p.m.

FBM

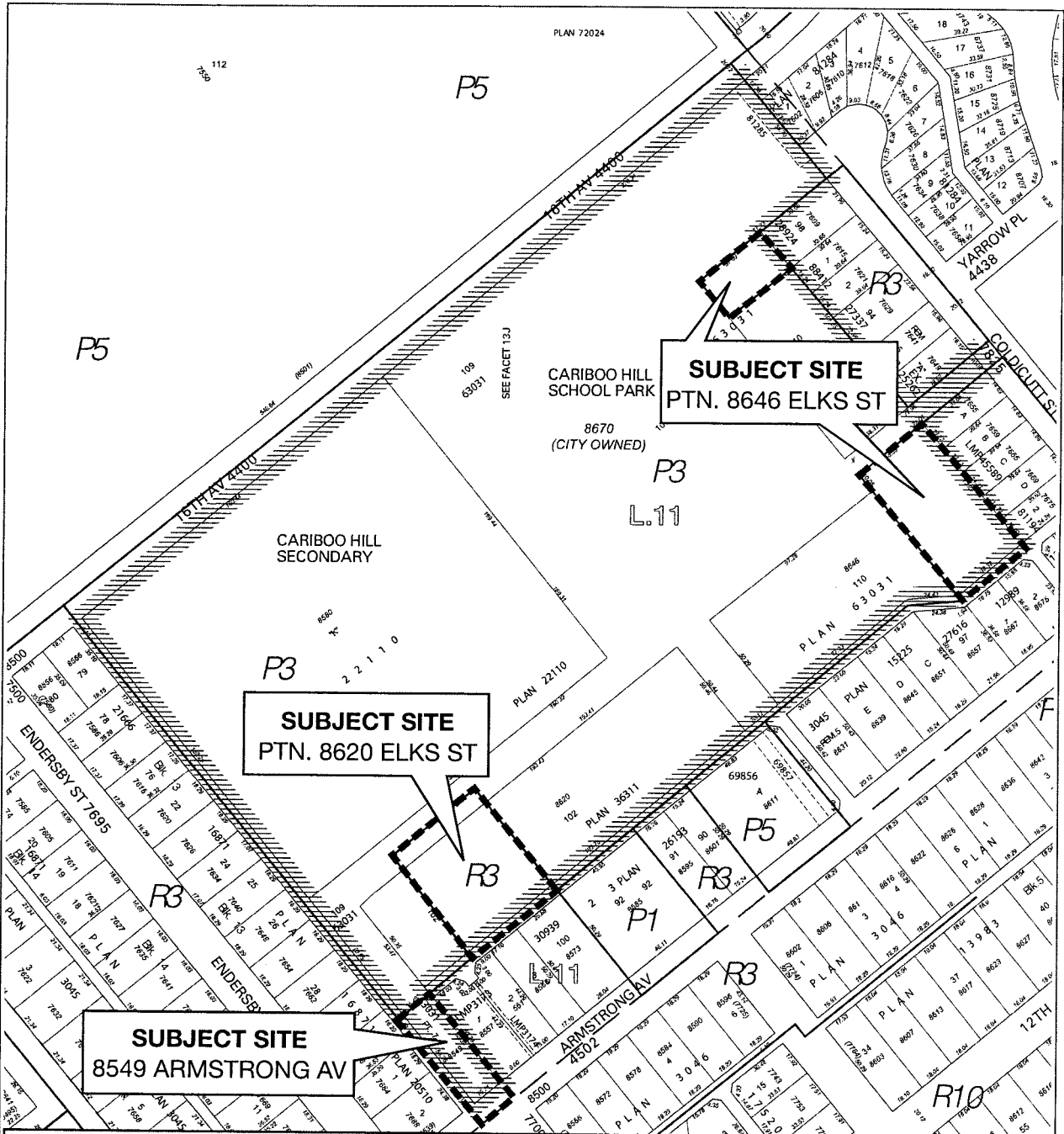
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cc: City Clerk
City Solicitor
Director Engineering
Director Parks, Recreation and Cultural Services
Burnaby School District, Secretary-Treasurer (*attn. Greg Frank*)

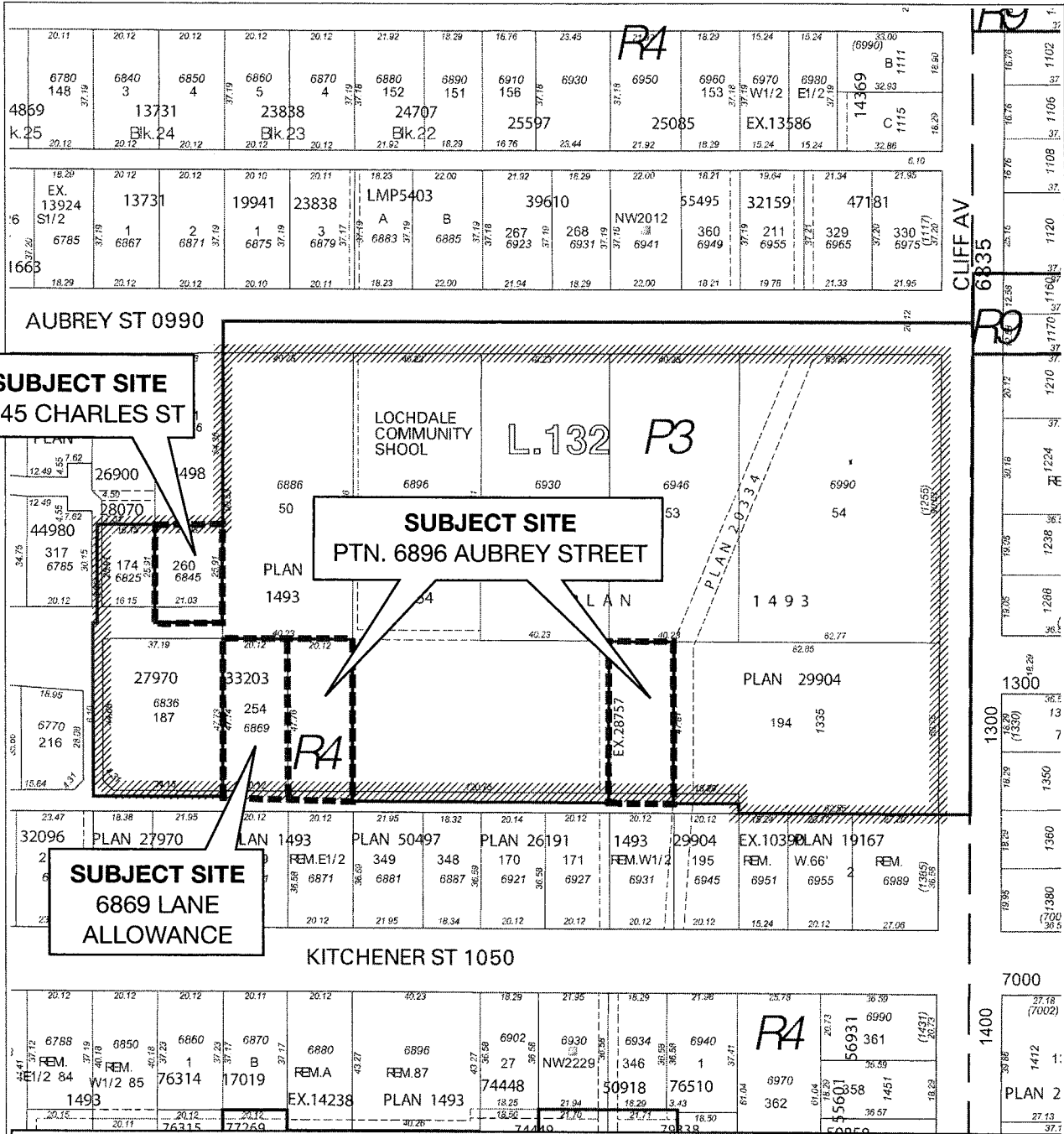
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**Rezoning Reference #09-11
Schedule A**

School District Site	Zoning
<u>Cariboo Hill Secondary School/Cariboo Hill School Park</u>	
8549 Armstrong Avenue Lot 7 Except: Part dedicated Road on Plan 63031, Blk 2, D.L. 11, Group 1, NWD Plan 3045	R3
Ptn. of 8620 Elks Avenue Ptn. of Lot 102, D.L. 11, Group 1, NWD Plan 36311	R3
Ptn. of 8646 Elks Avenue Ptn. of Lot 110, D.L. 11, Group 1, NWD Plan 63031	R3
<u>Lochdale Community School</u>	
Ptn. of 6896 Aubrey Street Ptn. of Lot 210, D.L. 132, Group 1, NWD Plan 31754	R3
6845 Charles Street Lot 260, D.L. 132, Group 1, NWD Plan 34498	R4
6869 Lane Allowance Lot 254, D.L. 132, Group 1, NWD Plan 33203	R4
<u>Maywood Community School</u>	
4595 Imperial Street Lot "F" D.L.'s 152 & 153, Group 1, NWD Plan 12269	R5



 <p>City of Burnaby</p>	<p>PLANNING & BUILDING DEPARTMENT</p>	
<p>DATE: 2009 07 08</p>	<p>REZONING REFERENCE #09-11A</p>	
<p>SCALE: 1:3000</p>	<p>CARIBOO HILL SECONDARY SCHOOL</p> <p>8549 Armstrong Avenue and portion of 8620 & 8646 Elks Avenue</p>	
<p>DRAWN BY: rcn</p>	<p> School boundary</p> <p style="text-align: right;">Sketch #1</p>	



PLANNING & BUILDING DEPARTMENT



DATE:
2009 07 08

REZONING REFERENCE #09-11B
LOCHDALE COMMUNITY SCHOOL

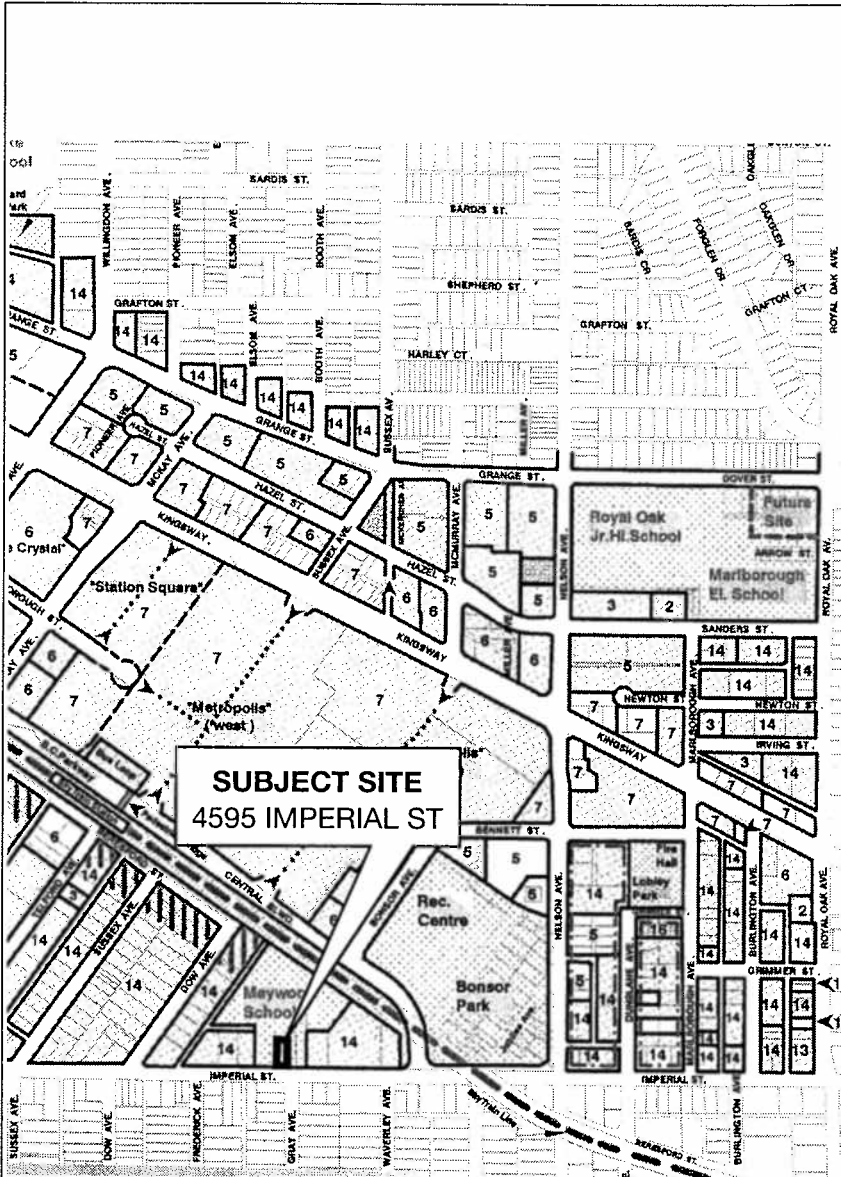
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Portion of 6896 Aubrey Street, 6845 Charles Street,
6869 Lane Allowance

DRAWN BY:
rcn

School boundary

Sketch #2



Metrotown

City of Burnaby

Composite Sketch of Development Guidelines

- LEGEND:**
- 1 > CD (RM1)
 - 2 > CD (RM2)
 - 3 > CD (RM3)
 - 4 > CD (RM4)*
 - 5 > CD (RM5)*
 - 6 > CD (RM5 / C2, C3)*
 - 7 > CD (C3 use guideline)*
 - 8 > CD (RM3 / C1)*
 - 9 > CD (RM3 / C2)*
 - 10 > Civic Facilities*
 - 11 > N / A
 - 12 > CD (RM3 / Institutional)
 - 13 > RM2
 - 14 > RM3
 - 15 > RM4
 - 16 > R6
 - 17 > CD (C2)
- > P 3
 - > P 1
 - > Succession Precinct (Possible CD (RM5) or Continued RM3)
 - > In Long Range to CD (RM4 or RM5)

**Particular Clarification of Guidelines is Required with Planners for any serious development inquiries utilizing these Designated Guidelines as well as any specific Reports to Council.

Completed or Rezoned in accordance with Development Guidelines

City of Burnaby

North

Planning and Building Department

Updated to: October 2008

City of Burnaby		PLANNING & BUILDING DEPARTMENT		
DATE:	2009 07 08	REZONING REFERENCE #09-11C MAYWOOD COMMUNITY SCHOOL 4595 Imperial Street		
SCALE:	nts			
DRAWN BY:	rcn			
				Sketch #4

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #09-12 2009 JULY 20

ITEM #2

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Taipei Economic & Cultural Office, Vancouver
2008 – 925 West Georgia Street
Vancouver, B.C. V6C 3L2
(Attention: Ying-Yang Wang)
- 1.2 Subject:** Application for the rezoning of:
Lot 1, D.L.99, Group 1, NWD Plan BCP6963
- From:** CD Comprehensive Development District (based on P2
Administration and Assembly District)
- To:** C2 Community Commercial District
- 1.3 Address:** 4700 Imperial Street
- 1.4 Location:** The subject site is located on the south-east corner of the intersection of Imperial Street and Waverley Avenue (Sketch #1 **attached**).
- 1.5 Size:** The site is roughly square in shape with an area of 1,443m² (15,532 sq. ft.) and frontages of 39.6 m (129.9 ft) on Waverley Avenue and 35.4 m (116 ft.) on Imperial Street.
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the development of a commercial building in line with the provisions of the C2 Community Commercial District.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is currently vacant and fenced. To the east along the south side of Imperial Street are strip commercial buildings. To the south, across a lane is a stable R5 Residential District neighbourhood. To the west along the south side of Imperial Street is a gasoline service station with accessory retail convenience store, beyond which are strip

commercial buildings. To the north across Imperial Street are low-rise apartments, the Central Boulevard access to Metrotown, and Bonsor Park.

- 2.2 The subject site is part of an older C2 Community Commercial District commercial area along the south side of Imperial Street, between Gray and Nelson Avenues. North of Imperial Street is the Metrotown area, with the Central Boulevard intersection across from the subject site being a major access point to the Metrotown core area.

3.0 BACKGROUND INFORMATION

- 3.1 On 2003 August 25, Council gave Final Adoption to Rezoning Reference #01-36, which involved rezoning the subject site from the C2 Community Commercial District to CD Comprehensive Development District (based on P2 Administration and Assembly District guidelines) in order to permit the development of a new Taiwanese Cultural Centre for the Taipei Economic & Cultural Office.
- 3.2 On 2004 November 01, Council gave Final Adoption to Rezoning Reference #04-05, which involved rezoning the subject site to an amended CD District (based on P2 District guidelines) and significant design changes to the plan of development approved by Council through Rezoning Reference #01-36.
- 3.3 In line with the initial rezoning (Rezoning Reference #01-36), as part of Subdivision Reference #02-86, an irrevocable letter of credit was secured for the provision of servicing works including the construction of Imperial Street complete with asphalt paving, concrete curb & gutter, and abutting stamped concrete walks; relocation of existing traffic signal equipment on Imperial Street; construction of underground ducts on Imperial Street; and installation of boulevard trees and grass along Imperial Street and Waverly Avenue.

4.0 GENERAL INFORMATION

- 4.1 The applicant no longer wishes to pursue the development of the Taiwanese Cultural Centre on the subject site, and instead is seeking to rezone the subject site from the amended CD District (based on P2 District guidelines) to the C2 Community Commercial District consistent with prevailing zoning in this area of Imperial Street and the previous zoning of the subject site. As an alternative to developing on the subject site, the Taipei Economic and Cultural Office is exploring the possibility of leasing space in Burnaby to develop such a Cultural Centre. City staff are working with their staff on the matter.
- 4.2 All off-site servicing requirements for the site were satisfied through the previous Rezoning Reference #01-36. The Director of Engineering has advised that the Engineering Department will be drawing on the applicant-developer's letter of credit to complete the necessary works. The applicant concurs with this procedure.

4.3 Future development of the site will be subject to Preliminary Plan Approval application in accordance with the C2 Community Commercial District.

5.0 RECOMMENDATION:

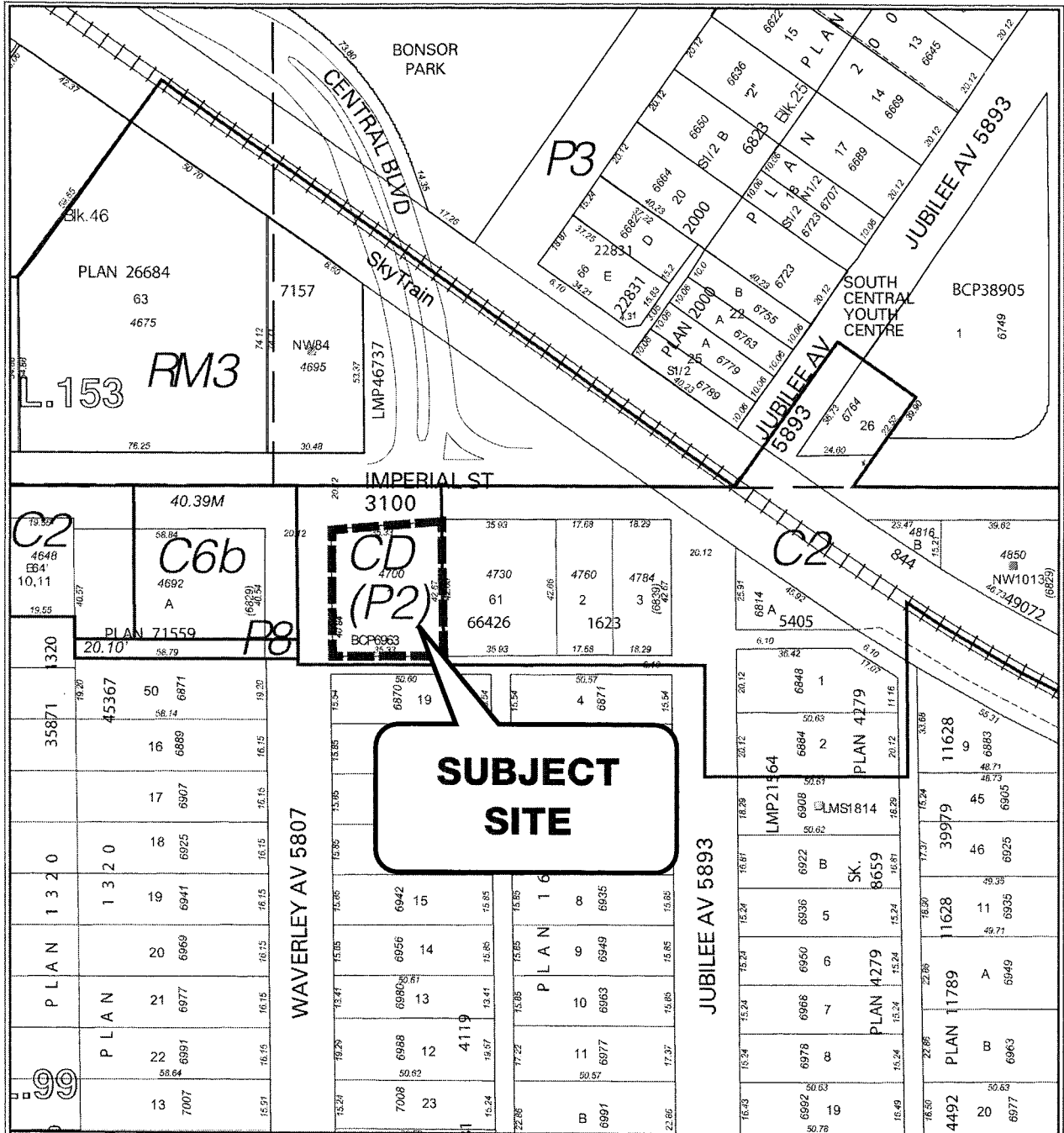
1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2009 August 31 and to a Public Hearing on 2009 September 22 at 7:30 p.m.

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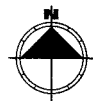
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cc: City Clerk
City Solicitor
Director Engineering

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PLANNING & BUILDING DEPARTMENT



DATE:
2009 06 25

SCALE:
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DRAWN BY:
rcn

REZONING REFERENCE #09-12

--- 4700 Imperial Street

Sketch #1

駐溫哥華台北經濟文化辦事處

Taipei Economic & Cultural Office, Vancouver

2008 CATHEDRAL PLACE • 925 WEST GEORGIA STREET • VANCOUVER, B.C., CANADA V6C 3L2

TEL:(604)689-4111 FAX:(604)689-0101

June 23, 2009

Planning Department
City of Burnaby
4949 Canada Way, Burnaby
British Columbia, V5G 1M2

Re: Letter of Intent for Rezoning Application for 4700 Imperial Street, Burnaby

Dear Sir or Madam:

The intent of the proposed rezoning application for 4700 Imperial Street is to change the existing zoning designation from CD (Comprehensive Development) back to the previous zoning designation C2 (Community Commercial District). If you have any question, please do not hesitate to contact me at (604)689-4111 ext.228. Appreciate your help.

Sincerely yours,



Ying-Yang Wang
Director

Encl.

CITY OF BURNABY

PLANNING AND BUILDING

Rezoning Reference: 09-13

Council Date: 2009 July 22

ITEM #3

A rezoning application has been made and is briefly described as follows: (see attached sketches).

1. **Applicant:** Greater Vancouver Sewerage & Drainage District (GVS&DD), 4330 Kingsway, Burnaby, B.C. V5H 4G8 (Attention: Delia Laglagaron)
2. **Project Address:** 7215 Mountbatten Street
3. **Location:** The subject GVS & DD property is located south of Mountbatten Street by Burnaby Fraser Foreshore Park
Site: The subject site, measuring approximately 627.23 m² (6,751.67 sq.ft.), is currently occupied by the existing GVS & DD pump station
4. **From:** P3 Park and Public Use District
To: CD Comprehensive Development District (based on P2 Administration and Assembly District and Big Bend Development Plan)
5. **Rezoning:** For the purpose of retrofitting the existing Marshend (GVS&DD) pump station.
6. **Rezoning considerations will include, but not necessarily be limited to, the following:**
 - a. Submission of a suitable plan of development, with Parks Recreation and Cultural Services Department support, to ensure integration with Burnaby Fraser Foreshore Park
 - b. Submission of a geotechnical report regarding the stability of the site to accommodate the proposed development for the review of the Chief Building Inspector.
 - c. Satisfaction of site flood proofing requirements.
 - d. Submission of the applicable GVS&DD Sewerage Charge.
 - e. Provision of any necessary easements, covenants and statutory rights-of-way.
 - f. Submission of a Site Profile and resolution of any arising requirements.
 - g. Submission of a Tree Survey and Arborist's Report.
 - h. Submission of an environmental review and resolution of arising requirements related to the subject site's proximity to Byrne Creek.

The proposed prerequisite conditions to the rezoning will be included in a further report.

This Department will work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing on the understanding that a further report will be submitted at a later date.

7. RECOMMENDATION:

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

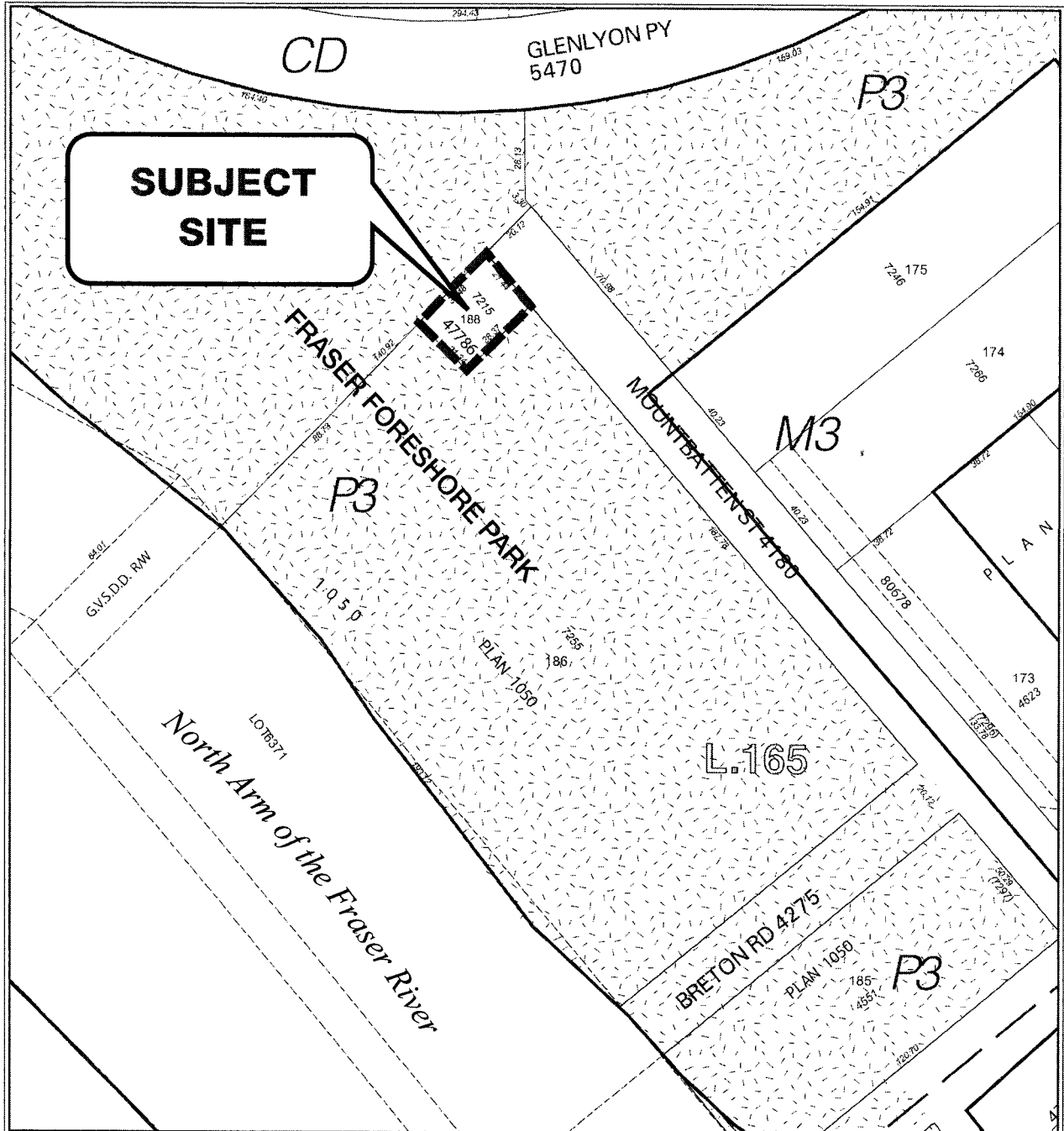
JBS

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Attachment: Sketches #1 & #2

cc: Director Engineering
Director Parks, Recreation & Cultural Services
City Clerk

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PLANNING & BUILDING DEPARTMENT



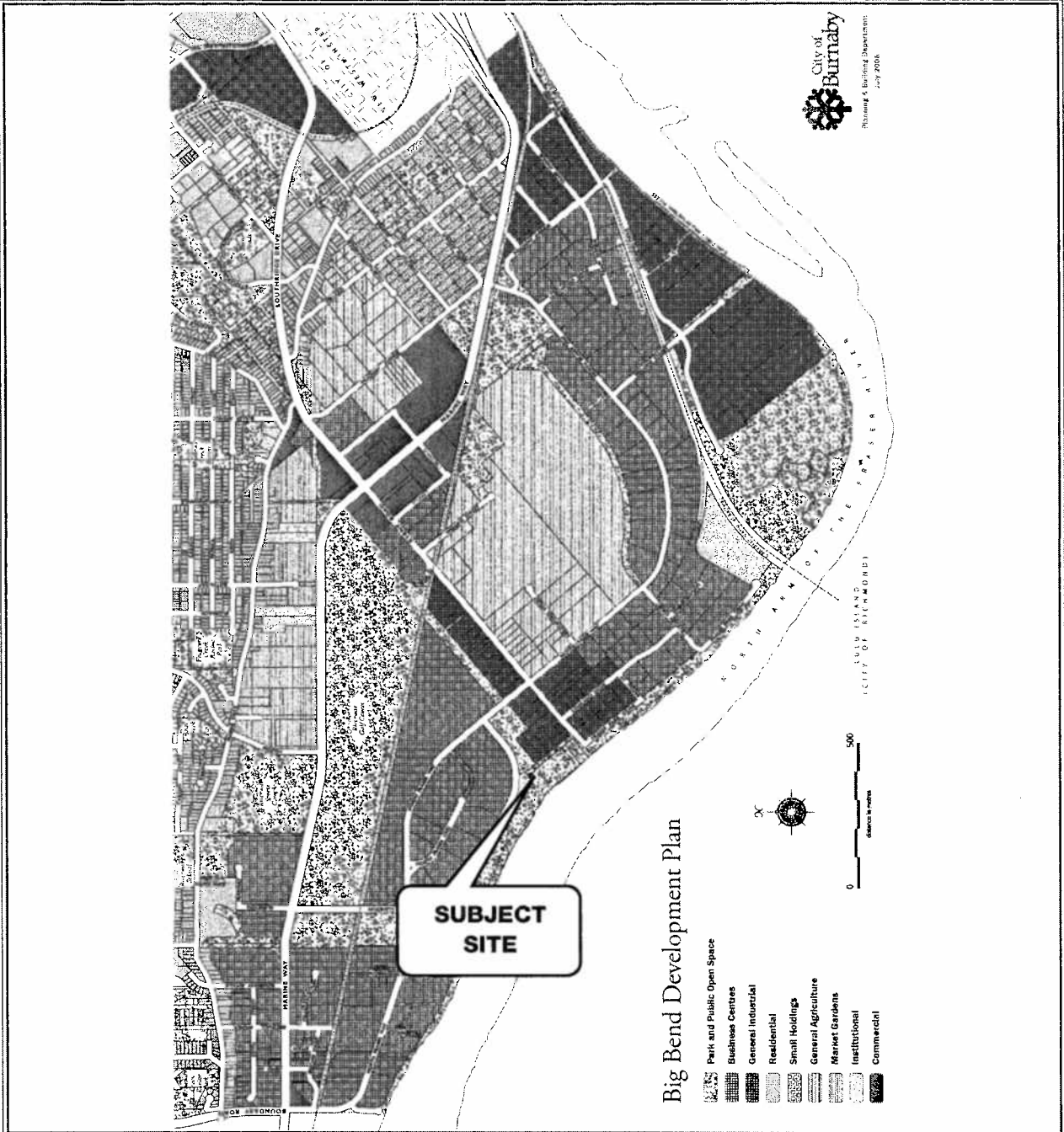
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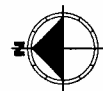
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REZONING REFERENCE #09-13
 - - - - - 7215 Mountbatten Street

Sketch #1



PLANNING & BUILDING DEPARTMENT



DATE:
2009 06 25

REZONING REFERENCE #09-13

SCALE:
nts

7215 Mountbatten Street

DRAWN BY:
rcn

Sketch #2



metrovancover

Greater Vancouver Regional District • Greater Vancouver Water District

Greater Vancouver Sewerage and Drainage District • Metro Vancouver Housing Corporation

4330 Kingsway, Burnaby, BC, Canada V5H 4G8 604-432-6200 www.metrovancover.org

Engineering & Construction Department
Civil, Mechanical Design and Construction
Phone 604-432-6405 Fax 604-432-6297

July 14, 2009

File: SE-02-01-05013-30

City of Burnaby
Planning and Building
4949 Canada Way
Burnaby, B.C. V5G 1M2

Attention: Mr. Johannes Schumann
Community Planner

Dear Sirs:

Re: Letter of Intent to Rezone
Marshend Pump Station Lands (7215 Mountbatten Street)

It is the intent of Metro Vancouver (GVS&DD), to rezone the property at 7215 Mountbatten Street (Marshend Pump Station) from the P3 Park and Public Use District to the CD Comprehensive Development District (utilizing the P2 Administration and Assembly District as a guideline) for the purpose of seismically upgrading the existing building, installation of a new generator and the construction of a new building to house the generator and high voltage equipment for the long term operation of the pump station.

Should you require further information, please contact our Project Manager, Robin Miller at (778) 452-2640 or Robin.Miller@metrovancover.org.

Yours truly,

Larry Yee, P. Eng.
Senior Engineer
Civil, Mechanical Design and Construction

LY/RM/rm

Attachments: Application for Rezoning
Title Search
Site Profile
Architectural Drawings (2)
Site Layout Drawing
Landscape Layout Drawing
Cheque for Site Profile Fee
Cheque for Rezoning Application Fee

cc: Saleh Haidar, M.Sc.) City of Burnaby, Engineering
Robyn McLean) City of Burnaby, Planning and Building
Lou Pelletier) City of Burnaby, Planning and Building
Alekos Sarter) City of Burnaby, Parks, Recreation, and Cultural Services
Catherine Lambert) Metro Vancouver, Property Division
Chris Loeppky, P. Eng.) Metro Vancouver, Operations and Maintenance
Robin Miller, P. Eng.) Metro Vancouver, Engineering and Construction

004950768

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #09-14
2009 JULY 20

ITEM #4

1.0 GENERAL INFORMATION

1.1 **Applicant:** City of Burnaby
4949 Canada Way
Burnaby, B.C. V5G 1M2

1.2 **Subject:** Application for the rezoning of:
See **attached** Schedule A

From: R2 Residential District, A1 Agricultural District, M3a Heavy Industrial District, and CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

To: P3 Park and Public Use District

1.3 **Address:** 4720 Neville St., 4745 & 4691 Portland St., Ptn. of Portland Street, Ptn. of unopened lane right-of-way south of Clinton Street; 7500 Wiggins St., 7920 Prairie St., Ptn. of Prairie Street unopened road right-of way, 7700 North Fraser Way; and Part shown "Park" on Plan 14575

1.4 **Location:** The subject sites are located on:

a) the northern portion of Gray Creek Ravine Park at Neville and Portland Streets (Sketches #1 & #2 **attached**);

b) the site south of Marine Way, and northwest of North Fraser Way (Sketch #3 **attached**); and

c) on the west side of Kaymar Drive, north of Carson Street (Sketches #4 & #5 **attached**).

1.5 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to bring the subject City-owned properties into conformance with the approved park use designation.

2.0 BACKGROUND

2.1 From time to time, properties acquired by the City for park, conservation and public use purposes are rezoned to the P3 Park and Public Use District to bring them into conformance with approved use designations as park area. Rezoning is carried out as an administrative land designation procedure to ensure that the zoning conforms to the approved use, but does not indicate further park development of the subject lands is being pursued at this time.

The development of park sites is pursued by the Parks, Recreation and Culture Commission and the Parks, Recreation and Cultural Services Department in accordance with an overall capital budgeting program. Servicing requirements would be determined in conjunction with specific park development proposals.

3.0 GENERAL COMMENTS

3.1 The designated park and public use sites, all of which are City-owned sites are:

<u>Park</u>	<u>No. of properties included in this rezoning</u>
A) Gray Creek Ravine Park	3 (plus portion of Portland Street and unopened lane right-of-way south of Clinton Street)
B) Marshland Avenue Bog Forest	3 (plus portion of unopened road right-of-way on Prairie Street)
C) Kaymar Creek Ravine Park	1

A) Gray Creek Ravine Park (Sketches #1 & #2 **attached**)

The subject properties at 4720 Neville Street, 4745 & 4691 Portland Street, portion of Portland Street and portion of unopened lane right-of-way south of Clinton Street which form part of the subject park site are vacant and densely covered with trees. Gray Creek, a fish-bearing Class A watercourse, traverses north to south through 4720 Neville and 4745 Portland Streets.

The overall park site is bounded by Neville Street to the north and Marine Drive to the south, between Gray and Nelson Avenues. The majority of these lands have been dedicated as Park under Bylaw #9425 (1991) and #11430 (2002).

The private property at 4688 Neville Street is within the overall proposed park site boundary and have been included in the Parkland Acquisition Program. Staff will pursue the acquisition of this property should it become available in the future. Upon completion of the Parkland Acquisition Program for the overall park site, staff would seek Council approval to pursue its consolidation with road closure and minor road dedication as part of a future report to Council.

B) Marshland Avenue Bog Forest (Sketch #3 **attached**)

The subject properties at 7700 North Fraser Way, 7920 Prairie St., 7500 Wiggins St. and portion of the Prairie Street un-opened road right-of-way are vacant and covered with bog forest vegetation, providing wildlife habitat, natural site drainage and a buffer strip between the Agricultural Land Reserve (ALR) to the north and west and the Burnaby Business Park to the south and east. The lands were designated by Council for park and habitat preservation purposes as part of the Big Bend Development Plan and specific proposals advanced for the Burnaby Business Park and Glenlyon Industrial Estates in the area.

Council authorization is also being sought to initiate the road closure of the subject portion of Prairie Street and consolidation of the subject park site, subsequent to the rezoning.

C) Kaymar Creek Ravine Park (Sketch #4 & #5 **attached**)

The subject property abutting 7925 Kaymar Drive, Part shown as “Park” on Plan 14575, is vacant and covered with trees.

The overall park site is bounded by Rumble Street to the north and Marine Drive to the south, between Joffre and Patterson Avenues. The majority of these lands have been dedicated as Park under Bylaw #9425 (1991). Staff would seek Council approval to pursue the consolidation with road closure and minor road dedication of the overall park site as part of a future report to Council.

- 3.2 No development of any of the subject park sites is being proposed at this time.
- 3.3 As noted, Council authorization is being sought for the initiation of the subdivision/consolidation of the City-owned properties associated with the Marshland Avenue Bog Forest, as described in Section 3.1B of this report.
- 3.4 Final Adoption of these rezonings will bring the properties into conformance with their long term intended park and public use.

4.0 RECOMMENDATIONS

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2009 August 31 and to a Public Hearing on 2009 September 22 at 7:30 p.m.

2. **THAT** Council authorize the subject subdivision/consolidation, road dedications and closures and the Director Engineering be authorized to prepare any necessary survey plans for the City-owned properties outlined in Section 3.1 B) Marshland Avenue Bog Forest of this report.

3. **THAT** Council authorize the introduction of a Highway Closure Bylaw for a portion of the Prairie Street road right-of-way as outlined in Section 3.1 B) Marshland Avenue Bog Forest of this report.

ZM/

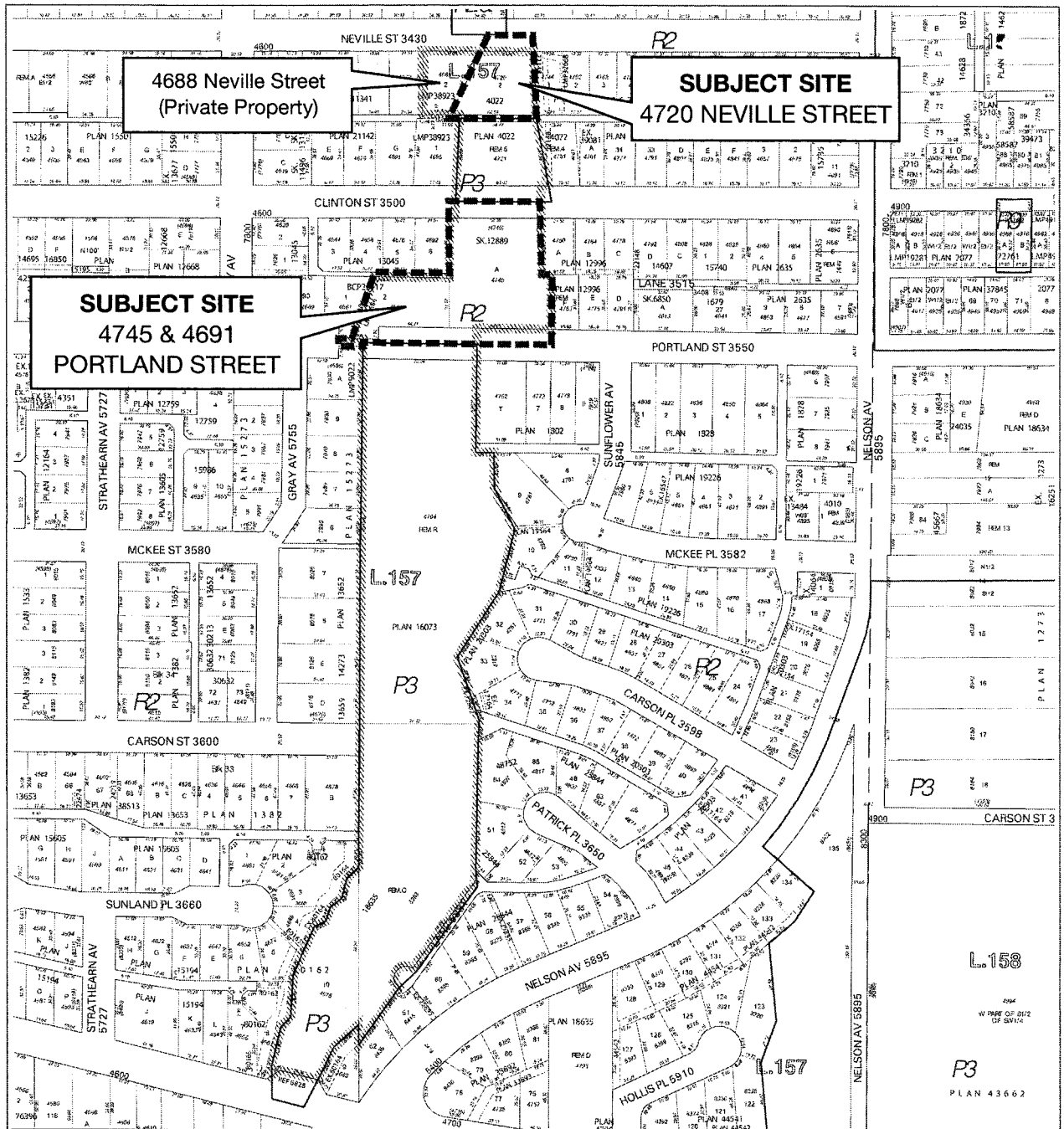
ZM:
Attach

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

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**Rezoning Reference #09-14
Schedule A**

		<u>Zoning</u>
Gray Creek Ravine Park		
4720 Neville Street	Lot 2, DL 157, Grp 1, NWD Plan 4022	R2
4745 Portland Street	Parcel 'A' (Explanatory Plan 12889), Lot 3, Plan 3475 and of Lot 'F', Plan 12996, DL 157, Grp 1, NWD	R2
4691 Portland Street	Lot 2, DL 157, Grp 1, NWD Plan BCP23117	R2
Marshland Avenue Bog Forest		
7500 Wiggins Street	Lot 3, DL 155B and 155C, Grp 1, NWD Plan LMP39018	A1
7920 Prairie Street	Lot 2, DL 155C, Grp 1, NWD Plan BCP4735	A1/M3a
7700 North Fraser Way	Lot 4, Except: Part Dedicated Road on Plan BCP8603, DL 155C and 166, Grp 1, NWD Plan LMP39018	A1/CD (M2, M5)
Kaymar Creek Ravine Park		
Part shown "Park" on Plan 14575		R2



PLANNING & BUILDING DEPARTMENT



DATE:
2009 07 09

SCALE:
1:4000

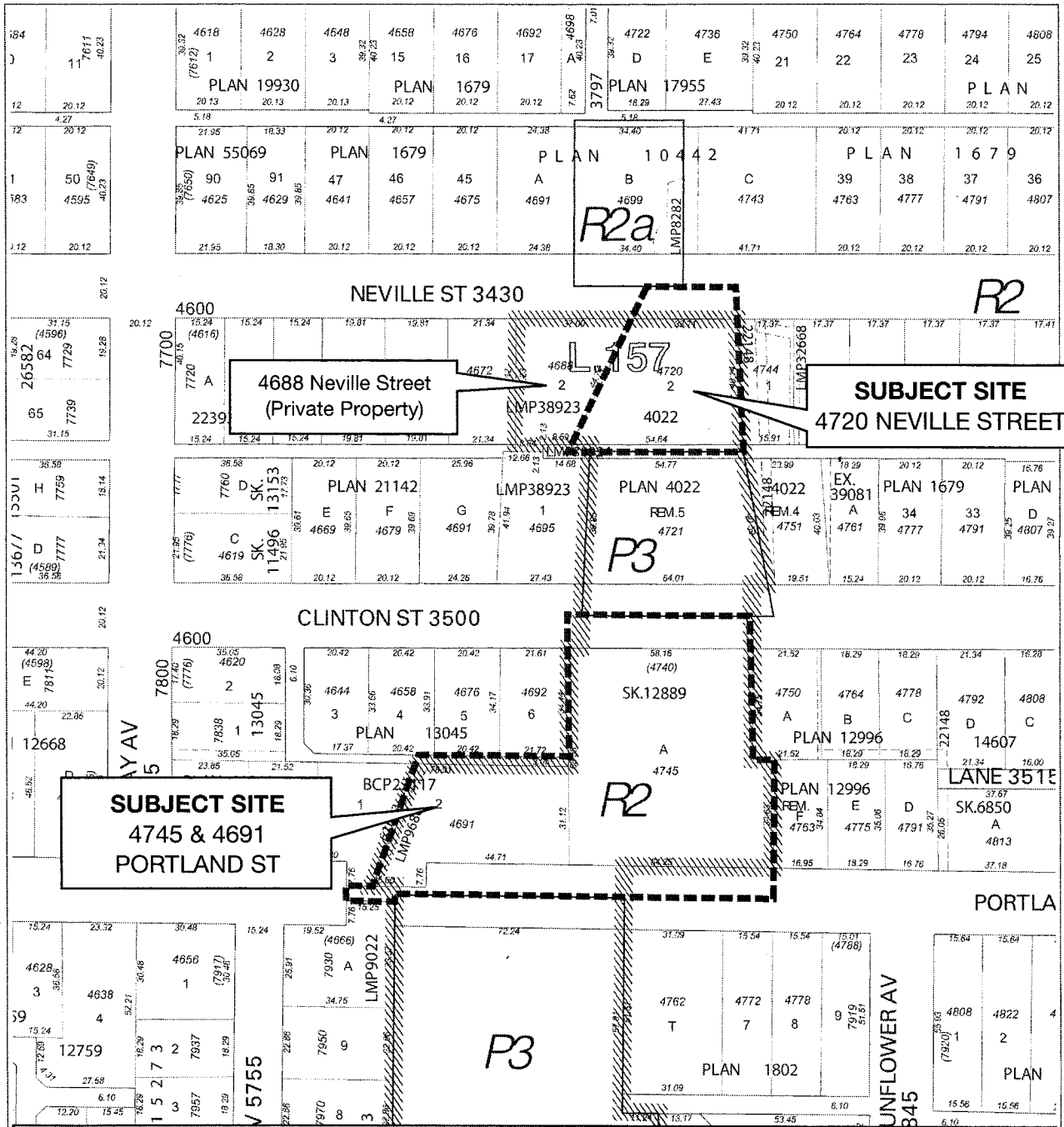
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REZONING REFERENCE #09-14A
GRAY CREEK RAVINE PARK

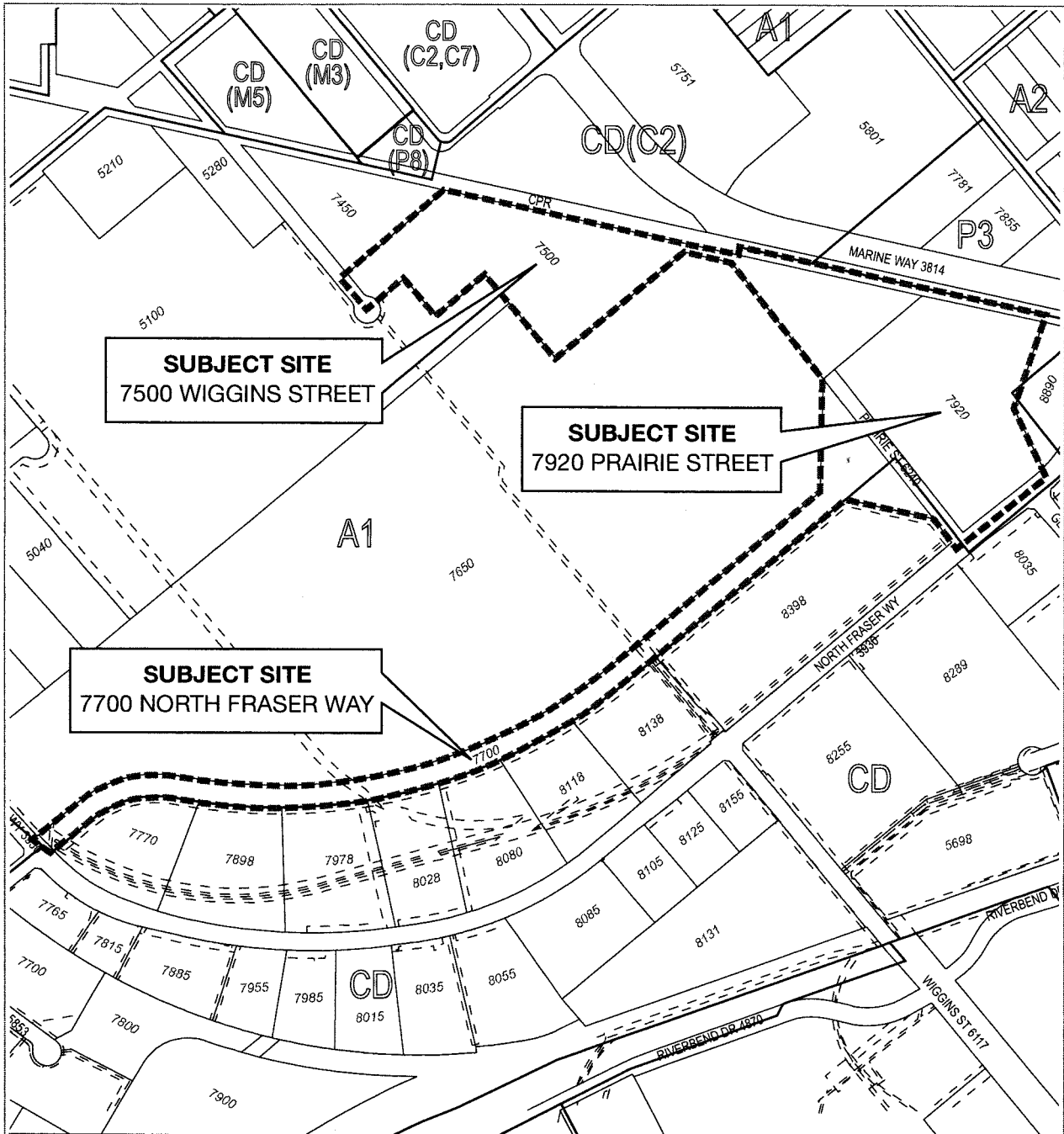
4720 Neville Street, 4745 and 4691 Portland Street, Ptn. of Portland Street and Ptn. of unopened lane right-of-way south of Clinton Street

Park boundary

Sketch #1



 <p>City of Burnaby</p>		<p>PLANNING & BUILDING DEPARTMENT</p>			
<p>DATE:</p> <p>2009 07 09</p>		<p>REZONING REFERENCE #09-14A</p> <p>GRAY CREEK RAVINE PARK</p>			
<p>SCALE:</p> <p>1:2000</p>		<p>4720 Neville Street, 4745 and 4691 Portland Street, Ptn. of Portland Street and Ptn. of unopened lane right-of-way south of Clinton Street</p>			
<p>DRAWN BY:</p> <p>rcn</p>		 Park boundary		<p>Sketch #2</p>	



PLANNING & BUILDING DEPARTMENT



DATE:
2009 07 09

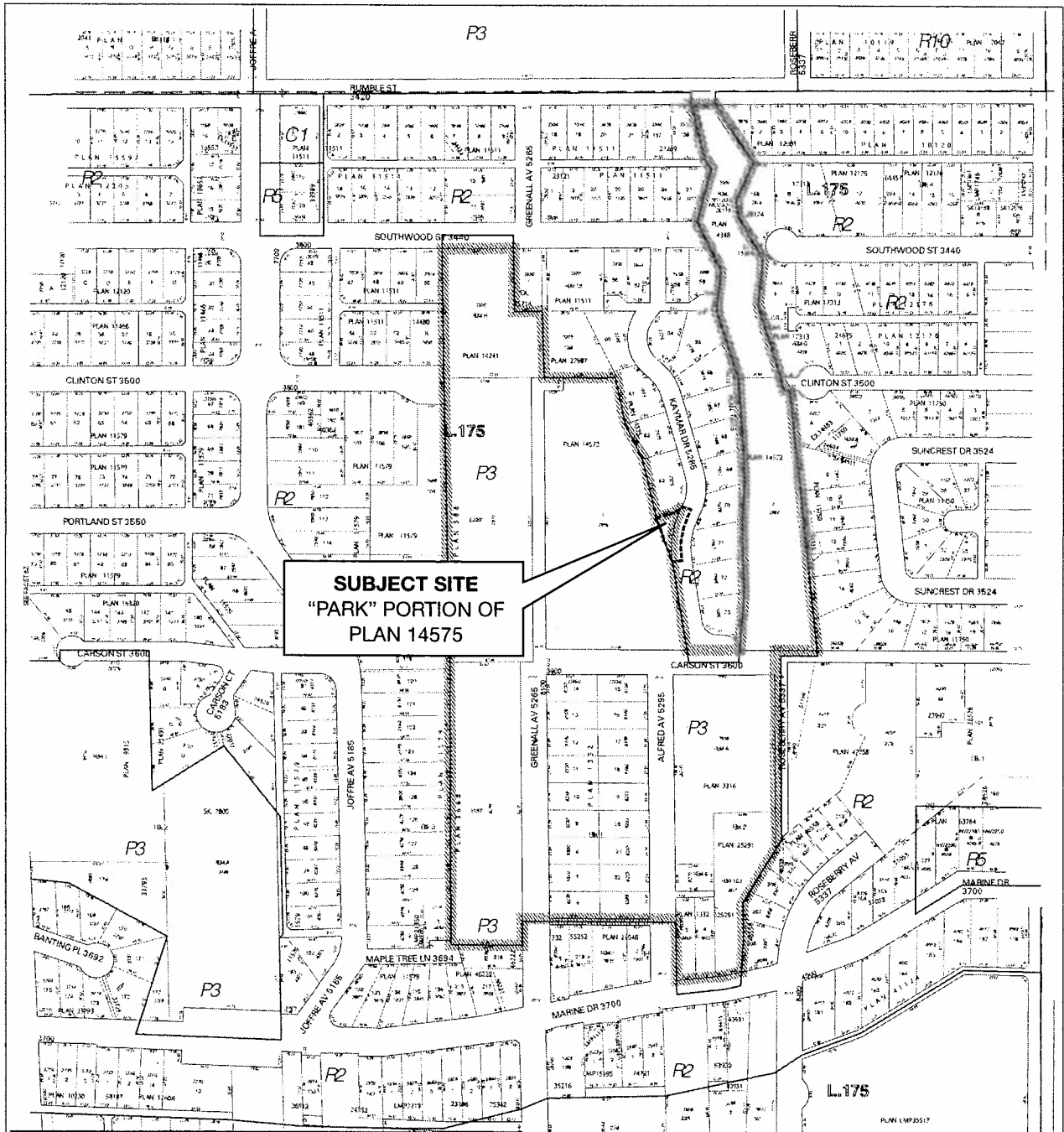
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rcn

REZONING REFERENCE #09-14B
MARSHLAND AVENUE BOG FOREST

7500 Wiggins Street, 7920 Prairie Street, 7700 North Fraser Way,
Ptn. of Prairie Street

Sketch #3



SUBJECT SITE
 "PARK" PORTION OF
 PLAN 14575



PLANNING & BUILDING DEPARTMENT



DATE:
 2009 07 09

REZONING REFERENCE #09-14C

SCALE:
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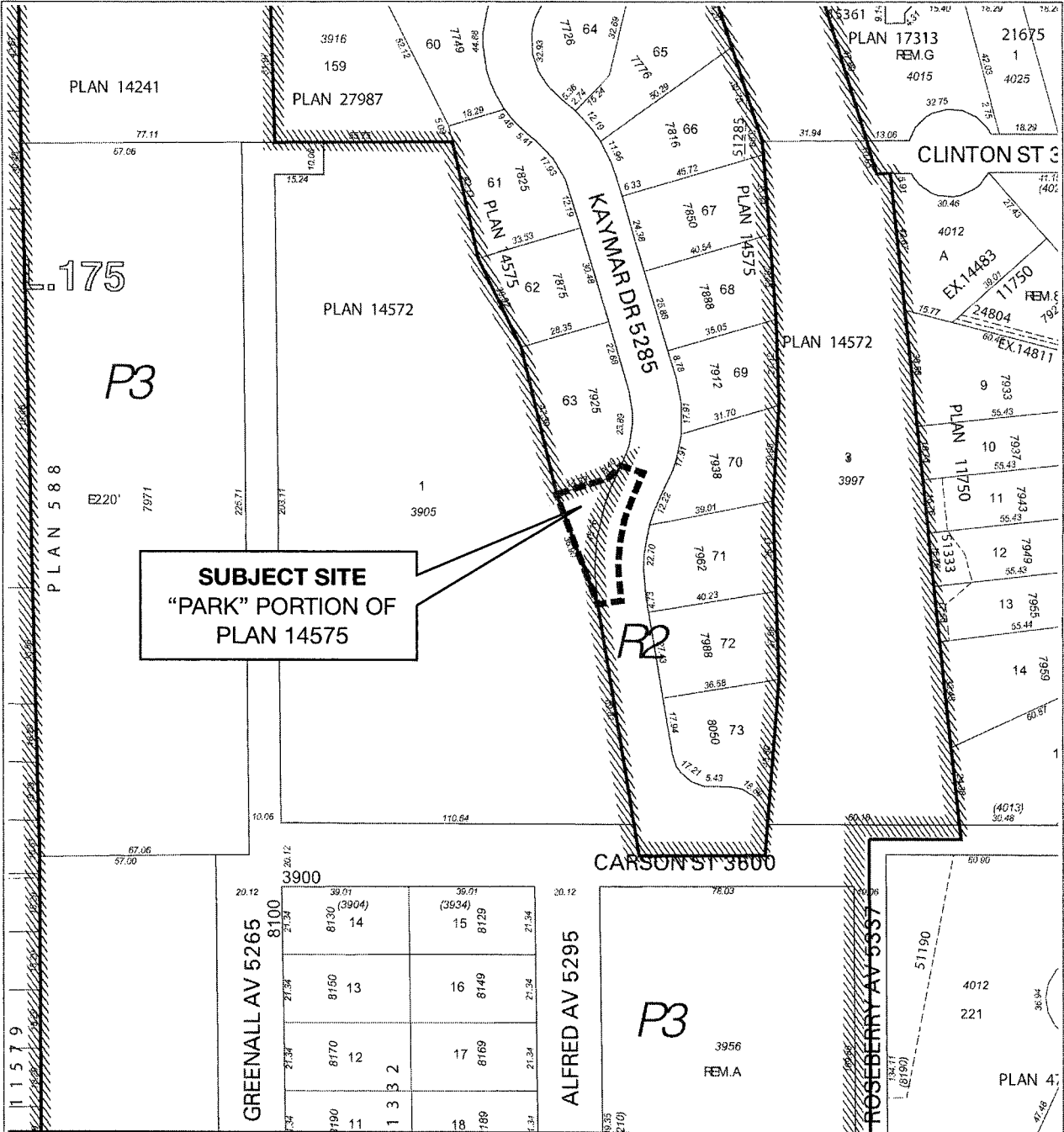
KAYMAR CREEK RAVINE PARK

Part shown "Park" on Plan 14575

DRAWN BY:
 rcn

Park boundary

Sketch #4



SUBJECT SITE
 "PARK" PORTION OF
 PLAN 14575

20.12	3900	39.01	39.01	20.12
8100	8130 (3904)	14	(3904)	8129
21.34	8150	13	16	8149
21.34	8170	12	17	8169
21.34	8190	11	18	8189
		1 3 3 2		

		PLANNING & BUILDING DEPARTMENT			
DATE:	2009 07 09	REZONING REFERENCE #09-14C KAYMAR CREEK RAVINE PARK Part shown "Park" on Plan 14575			
SCALE:	1:2000	Park boundary			
DRAWN BY:	rcn	Sketch #5			