



Item
Meeting..... 2009 March 9

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2009 March 04

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 71110.20
Reference: Central Admin Area
X-Reference: Rez 51/91

SUBJECT: **PETITION TO DEDICATE AS PARKLAND
CITY-OWNED LANDS AT
4905 CANADA WAY, 4336 IRIS AVENUE & 4456 PERCIVAL AVENUE
X-REF. REZONING REFERENCE #51/91
CENTRAL ADMINISTRATIVE AREA**

PURPOSE: To provide a response to a petition to dedicate as parkland the City-owned lands at 4905 Canada Way, 4336 Iris Avenue and 4456 Percival Avenue.

RECOMMENDATION:

1. **THAT** copies of this report be sent to all signatories of the petition for information.

REPORT

1.0 BACKGROUND

At its 2008 December 15 meeting, Council received a delegation that presented a petition requesting that the City-owned lands at 4905 Canada Way, 4336 Iris Avenue and 4456 Percival Avenue be dedicated as parkland and left in a natural state. The petition has 338 legible signatures representing some 144 addresses, of which 132 are in the immediate neighbourhood.

The subject three properties, encompassing a total of 5.36 acres, are located in the City's general Central Administrative Area (see **attached** Sketches #1 and #2). The site, which has a cross-slope descending fifteen metres from the northwest corner to the southeast, is largely vacant in a natural treed condition with one tenanted single-family dwelling at the west end of 4456 Iris Avenue. Seniors' housing lies to the north across Canada Way while single family dwellings lie to the west across Percival Avenue. Offices lie to the east across Iris Avenue. Burnaby Central Secondary School abuts to the south with the municipal complex of Burnaby City Hall, the Burnaby RCMP Detachment and the Deer Lake Cultural Facilities beyond to the southeast.

To: City Manager
From: Director Planning and Building
Re: Petition for Parkland Dedication City-owned Lands
4905 Canada Way, 4336 Iris Avenue & 4356
Percival Avenue
X-Ref Rezoning Reference #51/91
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2.0 ZONING

The subject lands were zoned from A2 Small Holdings District to Comprehensive Development CD (C1) through Rezoning Reference #51/91 in 1992. The intent was, following the build-out of the Willingdon Green Executive Park (at Willingdon Park and Canada Way to the west), to provide for office park redevelopment in the area in keeping with the nearby offices to the east, developed during the 1970's. The subject lands are within the Central Administrative Area which permits office/administrative uses, promoting high quality design for both buildings and site area. At the time of the rezoning, it was anticipated that when a developer, who would acquire the City lands, presented a specific plan of development through an amendment rezoning application, road dedications would occur on two road frontages and a 15m (50 ft.) treed buffer would be preserved along the Percival Avenue frontage and act as a screen to the residential area to the west.

Subsequently, the Housing Committee on 2004 January 27, received and adopted the recommendations of a staff report in response to a proposal from a private developer to acquire the City lands to develop a seniors' care facility and supportive housing on the vacant lands with an appropriate green buffer and required road widening. Council received the report at the 2004 February 02 meeting and authorized staff to obtain input from residents of the Percival/Fitzgerald Streets area on the potential amendment of the existing guide plan related to the City-owned Iris Avenue lands from an office designation to seniors' care and supportive housing use. The developer's interest, however, waned before the public process occurred.

3.0 AREA PARKLAND

As noted by Council when the delegation appeared, the City has 25% of its area in parkland and conservation areas, one of the highest ratios in the region. The Iris Avenue lands are located in Planning Study Area 30 which has a high ratio of both park and conservation areas. The Parks, Recreation and Cultural Services Department has reviewed the delegation's proposal. In 2006, the latest for which comparative statistics are available, the area had, including the Gilpin Elementary School grounds but excluding the building and parking footprints, 23.12 acres of park and open space, a surplus of 4.42 acres of parkland to meet the City's parkland standard. This does not count the 640 acres of nearby Deer Lake Park, a City park resource that is, of course, available to local residents. The petition requests that the lands be designated as treed conservation area. However, such naturally treed areas are amply provided elsewhere in the area, most notably in Deer Lake Park. It is also noted that the established requirements for a 15m (50 ft.) landscape buffer will ensure tree preservation along the western edge of the site adjacent to the residential area.

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4.0 CONCLUSION

The future use of this site reflects a need to balance economic, social and environmental considerations for the proper management of the City as a whole. The request for additional conservation parkland at this location is not generally supportable given the existing base of designated and protected park and conservation lands in the area. The site is part of the City's development inventory and provides an opportunity for the sale of these City lands for a future office park development providing considerable employment opportunities in a central, transit accessible location and adding to the civic tax base. The possibility of future seniors' housing could also be re-considered. Within the context of the future CD Comprehensive Development zoning of the site, the development of a suitable plan of development would provide for the minimum 15m (50 ft.) wide treed buffer along the Percival Avenue frontage adjacent to the residential area, the retention of other trees as feasible, and a quality landscaped development site that would contribute to the city's overall goals.

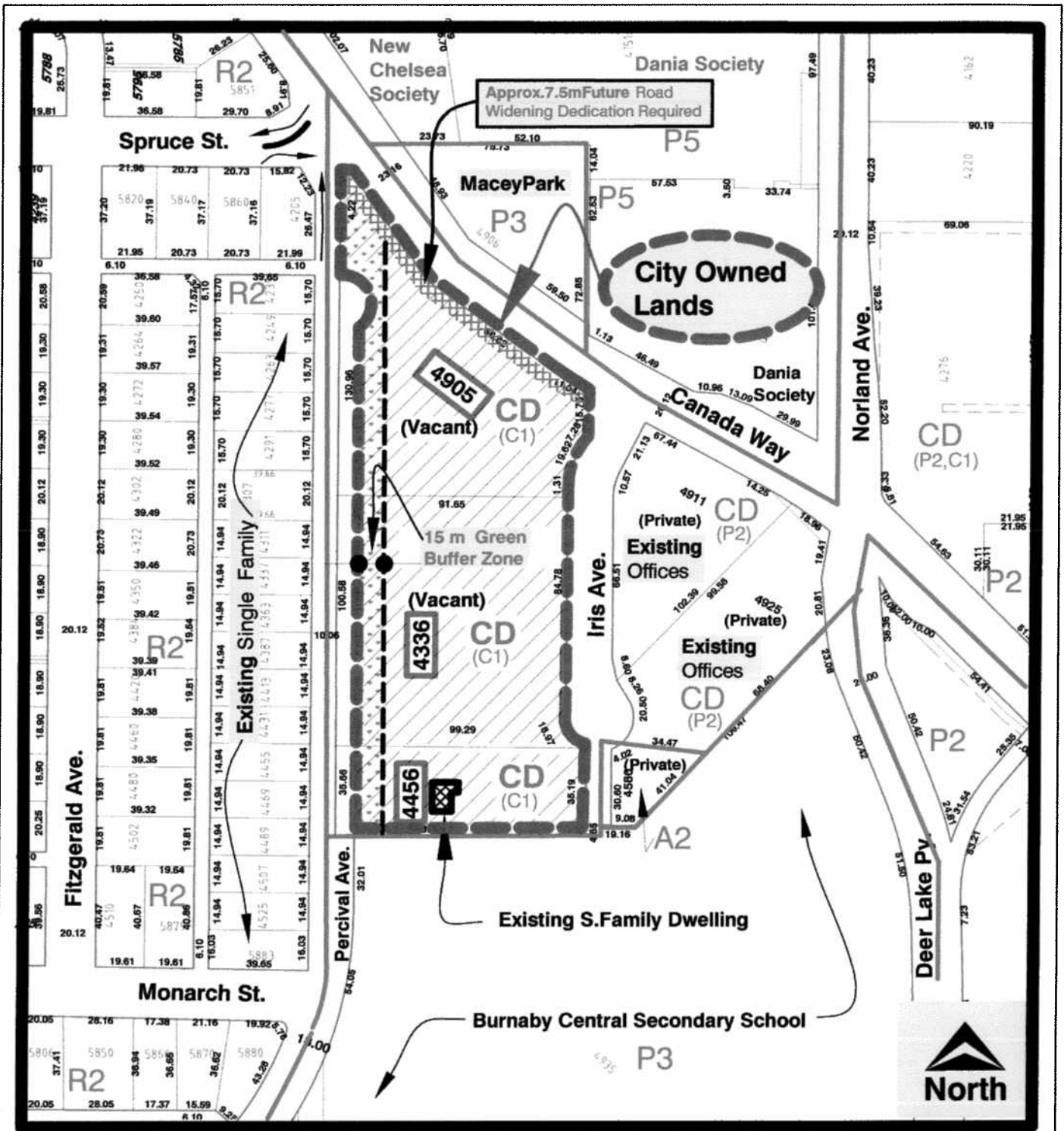
It is recommended that copies of this report be sent to all signatories of the petition received by Council on the subject matter.



B. Luksun
Director Planning and Building

FA:gk
Attach

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



Planning and Building Department



Scale: 1 = 2500

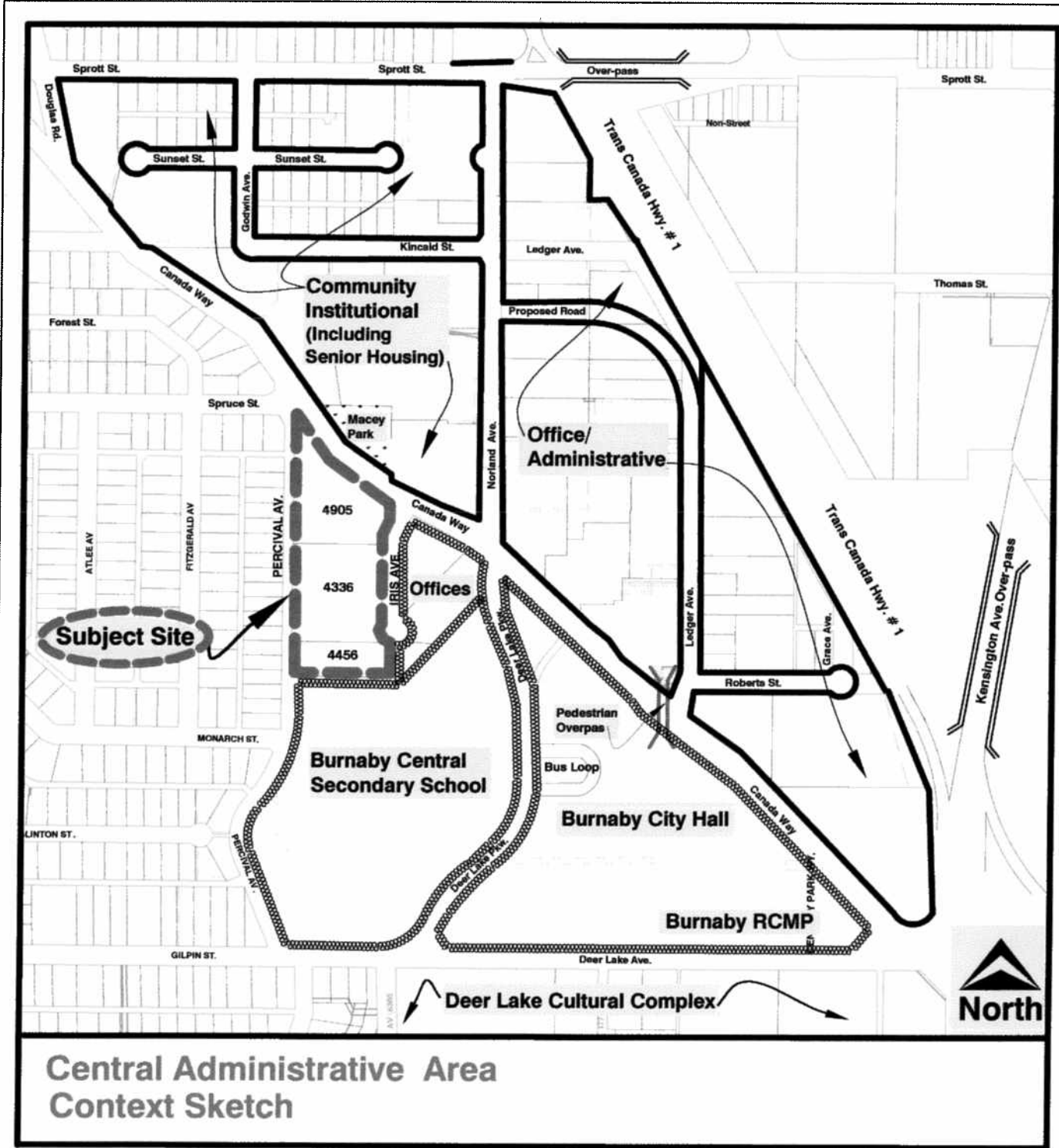
Drawn By: J.P.C.

Date: February 2009

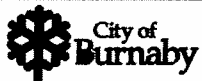
City Owned Lands

4905 Canada Way, 4456 Iris Ave., 4458 Percival Ave.
Existing Zoning

Sketch # 1



Central Administrative Area
Context Sketch



Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: March 2009

City Owned Land
4905 Canada Way, 4336 Iris Ave. &
4456 Percival ave.

Sketch # 2