



Item
Meeting 2014 Nov 24

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2014 November 19

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 4430 20
Reference: PS-91-92

SUBJECT: DEER LAKE PARK - CIVIC LAND ASSEMBLY AREA

PURPOSE: To obtain Council approval for the phased consolidation of the Deer Lake Park - Civic Land Assembly Area.

RECOMMENDATIONS:

- 1. THAT** Council authorize staff to pursue a City initiated rezoning of the subject area to the Park and Public Use District (P3) in line with the Official Community Plan.
- 2. THAT** Council authorize the phased demolition and/or sale for moving and salvage of structures in the Deer Lake Park - Civic Land Assembly Area, as outlined in this report.

REPORT

Council established the Deer Lake Park - Civic Land Assembly Area in 1976 in order to acquire property for the future expansion of public facilities associated with the Burnaby Civic Centre and the adjacent cultural precinct of Deer Lake Park (see *Attachment #1*).

The acquisition of all the properties within the boundaries of this Civic Land Assembly Area has now been completed and includes eleven residentially zoned properties. Older homes within this area are tenanted until such time as the lands are required for civic purposes, or at which point residential structures reach the end of their useful life. In order to provide for the future assembly of this area, in line with the adopted Deer Lake Park land use plan, it is recommended that Council grant approval for the phased demolition of remaining structures. With Council approval, staff would proceed with phased demolitions of buildings as existing tenancy agreements are terminated and when the residential structures have reached the end of their economic life. This would provide for the phased assembly of the area for its designated civic and park use.

The properties with residential dwellings located within the Deer Lake Park - Civic Land Assembly Area include:

Legal Address	Date of Civic Acquisition
6260 Deer Lake Avenue	1976
6137 Price Street	1996
4827 Rowan Avenue	1976
4828 Rowan Avenue	1977

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Legal Address	Date of Civic Acquisition
4837 Rowan Avenue	1977
4846 Rowan Avenue	1985
4857 Rowan Avenue	1976
4868 Rowan Avenue	1986
4883 Rowan Avenue	1995
4893 Rowan Avenue	2011
4896 Rowan Avenue	1992

It is noted that the Civic Assembly Area includes the property located at 4827 Rowan Avenue. This older two-storey residence is currently unoccupied and a recent inspection and financial analysis has determined that extensive upgrades would be required to allow for continued residential use of the property. As the structure has reached the end of its economic life, the Finance, Engineering and Planning and Building Departments concur that demolition of the building is warranted.

The subject properties are currently zoned under the Residential District (R1). The completion of the assembly of the area for civic use provides the opportunity to establish the appropriate zoning for these lands, consistent with the City's plans and land use designations. To achieve the City's community plan objectives and provide for continued and future civic use of the subject lands, it is proposed that the lands be rezoned to the Park and Public Use District (P3). It is noted that the existing residential use may remain as a non-conforming use for the existing buildings. A rezoning report regarding this proposal would be prepared for the consideration and approval of Council as part of a City initiated rezoning process.

It is recommended that Council authorize the phased demolition of all other buildings within this Civic Land Assembly Area, as outlined in this report. It is noted that the structure at 4827 Rowan Avenue is currently vacant and is suitable to advance for demolition in the immediate future. Additionally, it is recommended that staff prepare a report to initiate the rezoning of the Deer Lake Park - Civic Land Assembly Area to the Park and Public Use District (P3) in conformance with the Official Community Plan.


 Lou Pelletier, Director
 PLANNING AND BUILDING

JW:sla:sa
Attachment

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

SUBJECT AREA

CITY HALL

GILPIN ST

DEER LAKE AV

CENTURY PARK WY

CANADA WY

CEDARWOOD ST

DEER LAKE PY

ROWAN AV

PRICE ST

IRIS AV

DEER LAKE PARK



Burnaby Planning Department

DEER LAKE PARK - CIVIC ASSEMBLY AREA

Dwelling Unit

Deer Lake Park - Civic Assembly Area

City-owned Lands

Park Boundary

