



Item
Meeting 2015 Jan 26

COUNCIL REPORT

TO: CITY MANAGER 2015 January 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-45**
To bring the zoning of the subject City-owned properties into conformance with the approved park/conservation designation and their current use.

ADDRESS: See *attached* Schedule A

LEGAL: See *attached* Schedule A

FROM: A2 Small Holdings District, R1, R2 and R4 Residential Districts and P2 Administration and Assembly District

TO: P3 Park and Public Use District

APPLICANT: City of Burnaby
4949 Canada Way, Burnaby, BC V5G 1M2

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 March 31.

RECOMMENDATION:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 March 09 and to a Public Hearing on 2015 March 31 at 7:00 p.m.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject City-owned properties into conformance with approved park/conservation designation and their current use.

2.0 BACKGROUND INFORMATION

- 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 designation as park and conservation area, and their current use. Rezoning is

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carried out as an administrative land designation procedure to ensure that the zoning districts conform to the approved use, and is not intended to advance any further park development of the subject lands, at this time.

At their meeting of 2014 November 14, Council authorized staff to pursue a City initiated zoning of the Deer Lake Park – Civic Land Assembly area to the Park and Public Use District (P3). This rezoning is being advanced to include all other lands within Deer Lake Park for rezoning at this time, in line with the Official Community Plan.

As development of Deer Lake Park is pursued by the City in accordance with an overall capital budgeting program, servicing requirements would be determined in conjunction with specific park development proposals, as they are advanced.

- 2.2 It is proposed that this rezoning be advance to Public Hearing on 2015 March 31. This would provide staff with the opportunity to provide notification to all property owners and residents, adjacent to and on the subject properties, and to further communicate the purpose of this housekeeping process.
- 2.3 This housekeeping rezoning process would not change or alter any existing uses, tenancies, or activities for these designated Deer Lake Park lands.

3.0 GENERAL COMMENTS

- 3.1 The designated park and public use properties, proposed for rezoning, all of which are City-owned, comprise the five distinct groups, noted below:

AREA	NUMBER OF PROPERTIES	EXISTING ZONING
Area 1	57	R4
Area 2	19	A2, R2
Area 3	13	R1, P2
Area 4	2	R1
Area 5	1	R4

3.1.1 Area 1

The properties located west of Royal Oak Avenue are vacant and heavily vegetated (Sketch #2 *attached*). Staff would propose to initiate the closure of the existing undeveloped road rights-of-way within this area and pursue consolidation of the park site and dedication of the right-of-way in this area and areas 2, 3, 4 and 5 for the existing Deer Lake Parkway, as part of future work processed as feasible.

3.1.2 Area 2

The properties located immediately east of Royal Oak Avenue are partially developed as part of Deer Lake Parkway (Sketch #3 *attached*).

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3.1.3 Area 3

The properties located adjacent to Rowan Avenue and Price Street, comprising the Deer Lake Park Civic Assembly Area, are occupied with a number of City-owned single-family dwellings which are held as interim rental property following Council's adopted policy (Sketch #4 *attached*).

Three private properties, not included in this rezoning, located at 6086 Price Street, 6176 Price Street and 4916 Rowan Avenue have been included in the Parkland Acquisition Program. Staff will pursue the acquisition and rezoning of these properties and ownership interests should they become available for City ownership in the future.

3.1.4 Area 4

The properties located adjacent to Sperling Avenue are occupied with a number of City-owned single-family dwellings which are held as interim rental property following Council's adopted policy (Sketch #5 *attached*).

Four private properties, not included in this rezoning, located at 6556 Deer Lake Avenue, 6588 Deer Lake Avenue, 5135 Sperling Avenue, 5177 Sperling Avenue and two private fractional interests in 6551 Deer Lake have been included in the Parkland Acquisition Program. Staff will pursue the acquisition and rezoning of these properties and ownership interests should they become available for City ownership in the future.

3.1.5 Area 5

6088 Dufferin Avenue is occupied by a City-owned single-family dwelling which is held as interim rental property following Council's adopted policy (Sketch #6 *attached*).

- 3.2 No development of the subject park is being proposed at this time.
- 3.3 If Council gives Final Adoption to this rezoning, it will bring the properties into conformance with both their current and long-term intended park and public use.


Lou Pelletier, Director
PLANNING AND BUILDING

JW:LF:spf/tn
Attachments

cc: Director Parks, Recreation and Cultural Services
City Solicitor

Director Engineering
City Clerk

SCHEDULE A
REZONING #14-45

Address	Zone	Legal Description
AREA 1		
4710 Moscrop Street	R4	Lot A, Block 1, DL 82, Group 1, NWD Plan 1626
4780 Moscrop Street	R4	Lot B, Block 1, DL 82, Group 1, NWD Plan 1626
4810 Moscrop Street	R4	Lot A, Block 2, DL 82, Group 1, NWD Plan 1626
4846 Moscrop Street	R4	Lot B, Block 2, DL 82, Group 1, NWD, Plan 1626
Portion of 4886 Moscrop Street	R4	Portion of Lot A, Block 3, DL 82, Group 1, NWD Plan 1626
Portion of 4960 Moscrop Street	R4	Portion of Lot B, Block 3, DL 82, Group 1, NWD, Plan 1626
Portion of 5020 Moscrop Street	R4	Portion of Lot A, Block 4, DL 82, Group 1, NWD Plan 1626
Portion of 5040 Moscrop Street	R4	Portion of Lot B, Block 4, DL 82, Group 1, NWD Plan 1626
Portion of 5060 Moscrop Street	R4	Portion of Lot A, Block 5, DL 82, Group 1, NWD Plan 1626
5119 Thyme Street	R4	Lot 10, DL 82, Group 1, NWD Plan 2511
5139 Thyme Street	R4	Lot 11, DL 82, Group 1, NWD Plan 2511
5169 Thyme Street	R4	Lot 12, DL 82, Group 1, NWD Plan 2511
5120 Thyme Street	R4	Lot 9, DL 82, Group 1, NWD Plan 2511
5140 Thyme Street	R4	Lot 8, DL 82, Group 1, NWD Plan 2511
5170 Thyme Street	R4	Lot 7, DL 82, Group 1, NWD Plan 2511
5021 Grassmere Street	R4	Lot A, Block 9, DL 82, Group 1, NWD Plan 1626
5041 Grassmere Street	R4	Lot B, Block 9, DL 82, Group 1, NWD Plan
5061 Grassmere Street	R4	Lot A, Block 8, DL 82, Group 1, NWD Plan 1626
5081 Grassmere Street	R4	Lot B, Block 8, DL 82, Group 1, NWD Plan 1626
4976 Grassmere Street	R4	Lot D, DL 82, Group 1, NWD Plan 5009
5080 Grassmere Street	R4	Lot B, Block 17, DL 82, Group 1, NWD Plan 1626
5120 Grassmere Street	R4	Lot A, Block 18, DL 82, Group 1, NWD Plan 1626
5180 Grassmere Street	R4	Lot B, Block 18, DL 82, Group 1, NWD Plan 1626
5125 Grassmere Street	R4	Lot 1, DL 82, Group 1, NWD Plan 2511
5145 Grassmere Street	R4	Lot 2, DL 82, Group 1, NWD Plan 2511

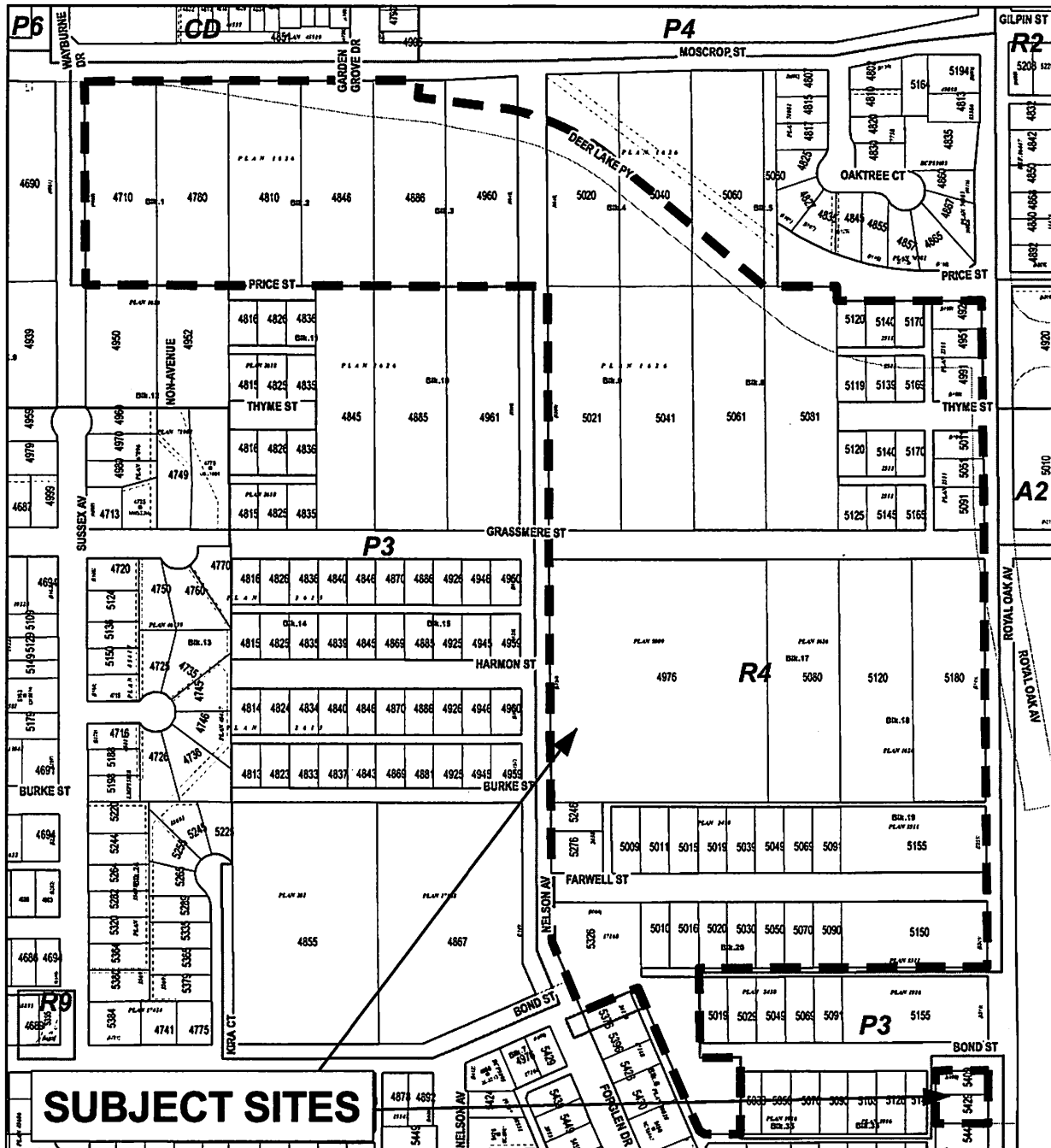
Address	Zone	Legal Description
AREA 1		
5165 Grassmere Street	R4	Lot 3, DL 82, Group 1, NWD Plan 2511
5246 Nelson Avenue	R4	Lot 31, DL 82, Group 1, NWD Plan 2438
5276 Nelson Avenue	R4	Lot 30, DL 82, Group 1, NWD Plan 2438
5326 Nelson Avenue	R4	Lot 2, DL 32 and 82, Group 1, NWD Plan 17168
5009 Farwell Street	R4	Lot 29, DL 82, Group 1, NWD Plan 2438
5011 Farwell Street	R4	Lot 28, DL 82, Group 1, NWD Plan 2438
5015 Farwell Street	R4	Lot 27, DL 82, Group 1, NWD Plan 2438
5019 Farwell Street	R4	Lot 26, DL 82, Group 1, NWD Plan 2438
5039 Farwell Street	R4	Lot 25, DL 82, Group 1, NWD Plan 2438
5049 Farwell Street	R4	Lot 24, DL 82, Group 1, NWD Plan 2438
5069 Farwell Street	R4	Lot 23, DL 82, Group 1, NWD Plan 2438
5091 Farwell Street	R4	Lot 22, DL 82, Group 1, NWD Plan 2438
5155 Farwell Street	R4	Lot A, DL 82, Group 1, NWD Plan 3311
5010 Farwell Street	R4	Lot 15, DL 82, Group 1, NWD Plan 2438
5016 Farwell Street	R4	Lot 16, DL 82, Group 1, NWD Plan 2438
5020 Farwell Street	R4	Lot 17, DL 82, Group 1, NWD Plan 2438
5030 Farwell Street	R4	Lot 18, DL 82, Group 1, NWD Plan 2438
5050 Farwell Street	R4	Lot 19, DL 82, Group 1, NWD Plan 2438
5070 Farwell Street	R4	Lot 20, DL 82, Group 1, NWD Plan 2438
5090 Farwell Street	R4	Lot 21, DL 82, Group 1, NWD Plan 2438
5150 Farwell Street	R4	Lot B, DL 82, Group 1, NWD Plan 3311
4991 Royal Oak Avenue	R4	Lot 13, DL 82, Group 1, NWD Plan 2511
5011 Royal Oak Avenue	R4	Lot 6, DL 82, Group 1, NWD Plan 2511
5051 Royal Oak Avenue	R4	Lot 5, DL 82, Group 1, NWD Plan 2511
5091 Royal Oak Avenue	R4	Lot 4, DL 82, Group 1, NWD Plan 2511

Address	Zone	Legal Description
AREA 1		
5409 Royal Oak Avenue	R4	Lot 8, DL 32, Group 1, NWD Plan 1916
5429 Royal Oak Avenue	R4	Lot 9, DL 32, Group 1, NWD Plan 1916
Additional City-owned properties occupied by Deer Lake Parkway		
5120 Price Street	R4	Lot 18, DL 82, Group 1, NWD Plan 2511
5140 Price Street	R4	Lot 17, DL 82, Group 1, NWD Plan 2511
5170 Price Street	R4	Lot 16, DL 82, Group 1, NWD Plan 2511
4921 Royal Oak Avenue	R4	Lot 15, DL 82, Group 1, NWD Plan 2511
4951 Royal Oak Avenue	R4	Lot 14, DL 82, Group 1, NWD Plan 2511
AREA 2		
5010 Royal Oak Avenue	A2	S ½ of Lot 37, DL 83, Group 1, NWD Plan 1267
5315 Grassmere Street	A2	Lot 39, DL 83, Group 1, NWD Plan 1267
5375 Grassmere Street	A2	Lot 40, DL 83, Group 1, NWD Plan 1267
5415 Grassmere Street	A2	Lot 41, DL 83, Group 1, NWD Plan 1267
5475 Grassmere Street	A2	Lot 42, DL 83, Group 1, NWD Plan 1267
5485 Grassmere Street	A2	Lot 43, DL 83, Group 1, NWD Plan 1267
5525 Grassmere Street	A2	Lot 44, DL 83, Group 1, NWD Plan 1267
5585 Grassmere Street	A2	Lot 45, DL 83, Group 1, NWD Plan 1267
5631 Grassmere Street	A2	Lot A Except: Firstly: North 555.5 Feet Except West 169 Feet And Secondly: West 169 Feet Of North 555.5 Feet; DL 83, Group 1, NWD Plan 4678
5681 Grassmere Street	A2	Lot 48, DL 83, Group 1, NWD Plan 1267
5717 Grassmere Street	A2	Lot 49, DL 83, Group 1, NWD Plan 1267
5761 Grassmere Street	A2	Lot 50, DL 83, Group 1, NWD Plan 1267
5843 Grassmere Street	A2	Lot 51, DL 83, Group 1, NWD Plan 1267
5863 Grassmere Street	A2	Lot 52, DL 83, Group 1, NWD Plan 1267
5925 Grassmere Street	A2	Lot 53, DL 83, Group 1, NWD Plan 1267
5989 Grassmere Street	A2	Lot 54, DL 83, Group 1, NWD Plan 1267

Address	Zone	Legal Description
AREA 2		
5988 Grassmere Street	A2	Lot 55, DL 83, Group 1, NWD Plan 1267
5988 Gilpin Street	R2	Lot 23, DL 83, Group 1, NWD Plan LMP36237
4899 Iris Avenue	R2	Lot 24, DL 83, Group 1, NWD Plan LMP36237
Unopened road right-of-way Portion of Price Street north of the following addresses:		
4920 Royal Oak Avenue		Part N1/2 Lot 37, DL 83, Group 1, NWD Plan NWP1267
5276 Price Street		Part N1/2 Lot 38, DL 83, Group 1, NWD Plan NWP1267
5315 Grassmere Street	A2	Lot 39, DL 83, Group 1, NWD Plan NWP1267
5375 Grassmere Street	A2	Lot 40, DL 83, Group 1, NWD Plan NWP1267
5415 Grassmere Street	A2	Lot 41, DL 83, Group 1, NWD Plan NWP1267
5475 Grassmere Street	A2	Lot 42, DL 83, Group 1, NWD Plan NWP1267
5485 Grassmere Street	A2	Lot 43, DL 83, Group 1, NWD Plan NWP1267
5525 Grassmere Street	A2	Lot 44, DL 83, Group 1, NWD Plan NWP1267
5585 Grassmere Street	A2	Lot 45, DL 83, Group 1, NWD Plan NWP1267
5631 Grassmere Street	A2	Lot A Except: Firstly: North 555.5 Feet Except West 169 Feet And Secondly: West 169 Feet Of North 555.5 Feet; DL 83, Group 1, NWD Plan NWP4678
5681 Grassmere Street	A2	Lot 48, DL 83, Group 1, NWD Plan NWP1267
5717 Grassmere Street	A2	Lot 49, DL 83, Group 1, NWD Plan NWP1267
5761 Grassmere Street	A2	Lot 50, DL 83, Group 1, NWD Plan NWP1267
AREA 3		
6110 Deer Lake Avenue	R1 / P2	Lot 33, DL 79, Group 1, NWD Plan 38937
6260 Deer Lake Avenue	R1	Parcel A (Reference Plan 3333) Of Block 4, DL 79, Group 1, NWD Plan 536
4827 Rowan Avenue	R1	Lot 20, DL 79, Group 1, NWD Plan 24578
4828 Rowan Avenue	R1	Parcel B (Reference Plan 4905), Block 4, DL 79, Group 1, NWD Plan 536
4837 Rowan Avenue	R1	The East 144 Feet (Explanatory Plan 15307) Of Lot 1 Except: Part Subdivided By Plan 24578, DL 79, Group 1, NWD Plan 8555
4846 Rowan Avenue	R1	Lot G, DL 79, Group 1, NWD Plan 15631

Address	Zone	Legal Description
AREA 3		
4857 Rowan Avenue	R1 / P2	Lot C, DL 79, Group 1, NWD Plan 15589
4868 Rowan Avenue	R1	Lot F, DL 79, Group 1, NWD Plan 15631
4883 Rowan Avenue	R1	Lot 34, DL 79, Group 1, NWD Plan 38937
4896 Rowan Avenue	R1	Lot E, DL 79, Group 1, NWD Plan 15631
6137 Price Street	R1	West Half Parcel A (Explanatory Plan 9174) Of Blocks 4 And 5, DL 79, Group 1, NWD Plan 536
4893 Rowan Avenue	R1	East Half Parcel A (Explanatory Plan 9174) Of Blocks 4 And 5, DL 79, Group 1, NWD Plan 536
Portion 4949 Canada Way (East of Century Parkway)	P2	Portion of Lot 2 Except: Firstly: Part Dedicated Road On Plan LMP4601, Secondly: Part Road On Plan LMP50142, DL 79, Group 1, NWD Plan 85511
AREA 4		
5155 Sperling Avenue	R1	Lot 3, DL 85, Group 1, NWD Plan 8861
5165 Sperling Avenue	R1	Lot B, DL 85, Group 1, NWD Plan 73494
AREA 5		
6088 Dufferin Avenue	R4	Lot 37, DL 93, Group 1, NWD Plan 1127

Sketch #1



PLANNING & BUILDING DEPARTMENT

DATE:

JAN 21 2015

SCALE:

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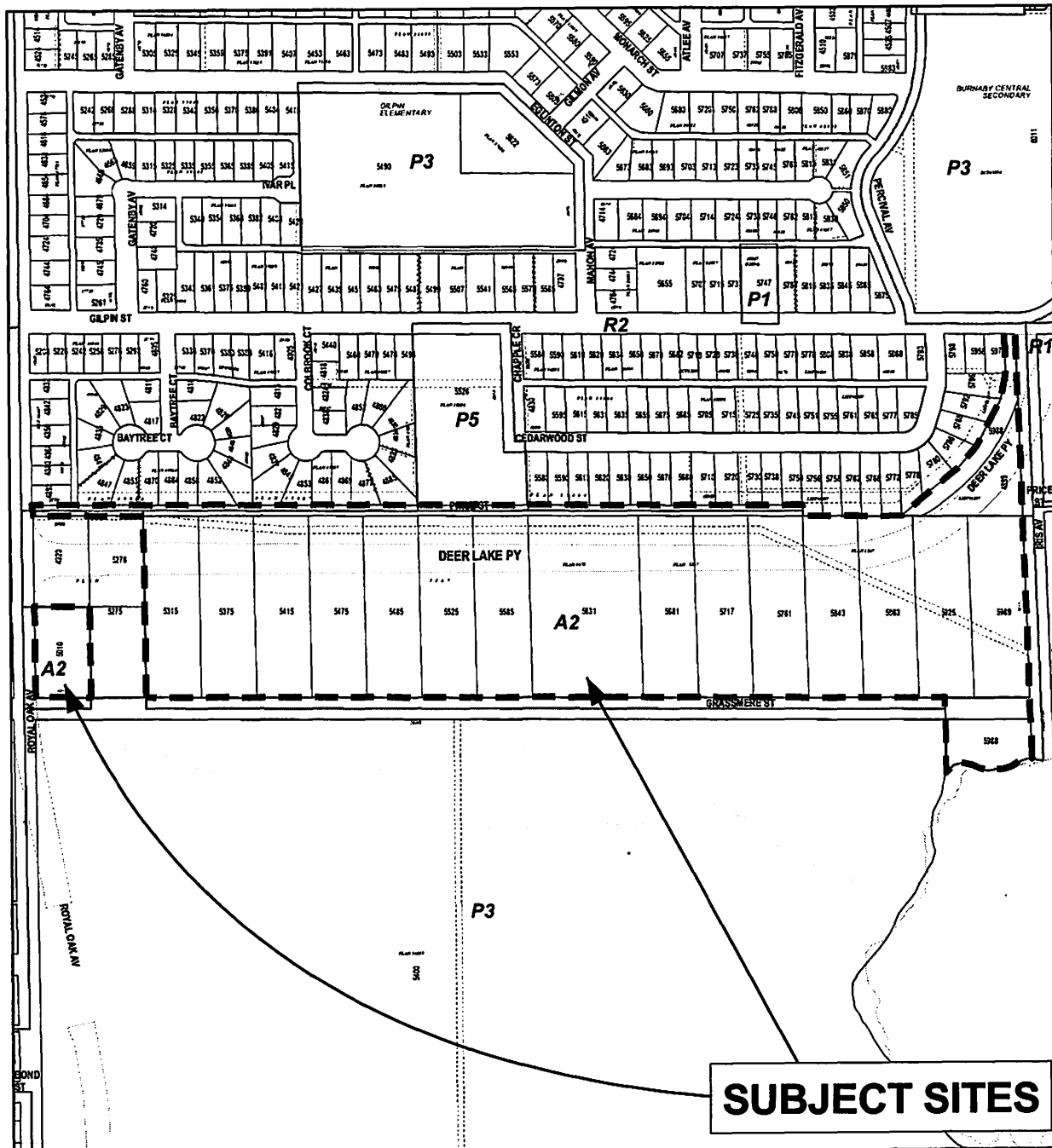
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REZONING REFERENCE #14-45
DEER LAKE PARK PROPERTIES - AREA 1



Subject Site

Sketch #2



PLANNING & BUILDING DEPARTMENT



DATE:

JAN 21 2015

SCALE:

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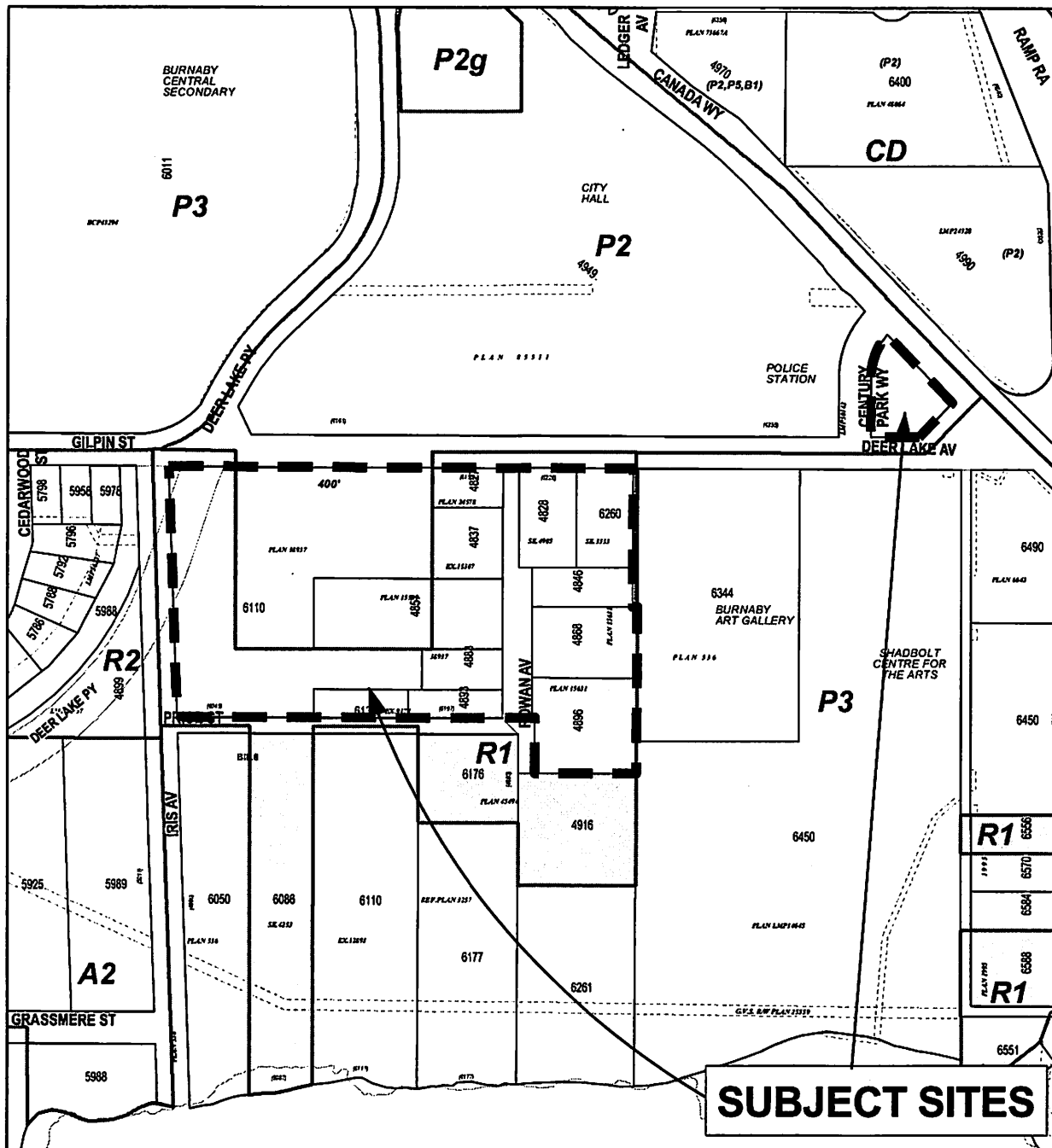
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REZONING REFERENCE #14-45
DEER LAKE PARK PROPERTIES - AREA 2



Subject Site

Sketch #3



PLANNING & BUILDING DEPARTMENT



DATE:

JAN 21 2015

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**REZONING REFERENCE #14-45
DEER LAKE PARK PROPERTIES - AREA 3**

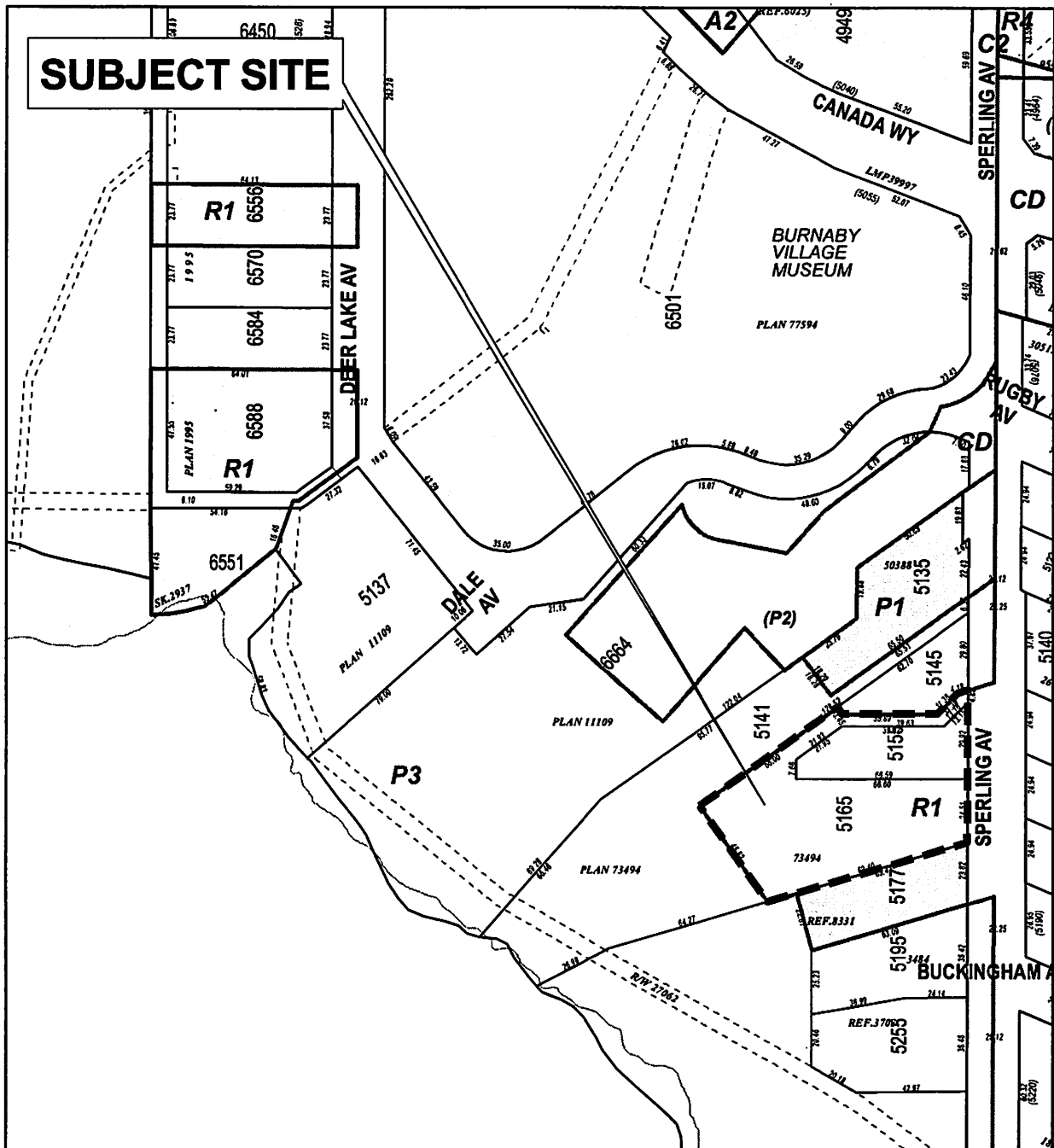


Subject Site



Private Lands

Sketch #4



PLANNING & BUILDING DEPARTMENT



DATE:
JAN 21 2015

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REZONING REFERENCE #14-45
DEER LAKE PARK PROPERTIES - AREA 4



Subject Site

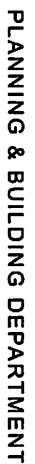


Private Lands

Sketch #5

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P3

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JAN 21 2015

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**REZONING REFERENCE #14-45
DEER LAKE PARK PROPERTIES - AREA 5**

Subject Site

Sketch #6