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| 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.

R E P O R T

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 Director Engineering
City Solicitor City Clerk

**SCHEDULE A
REZONING #14-45**

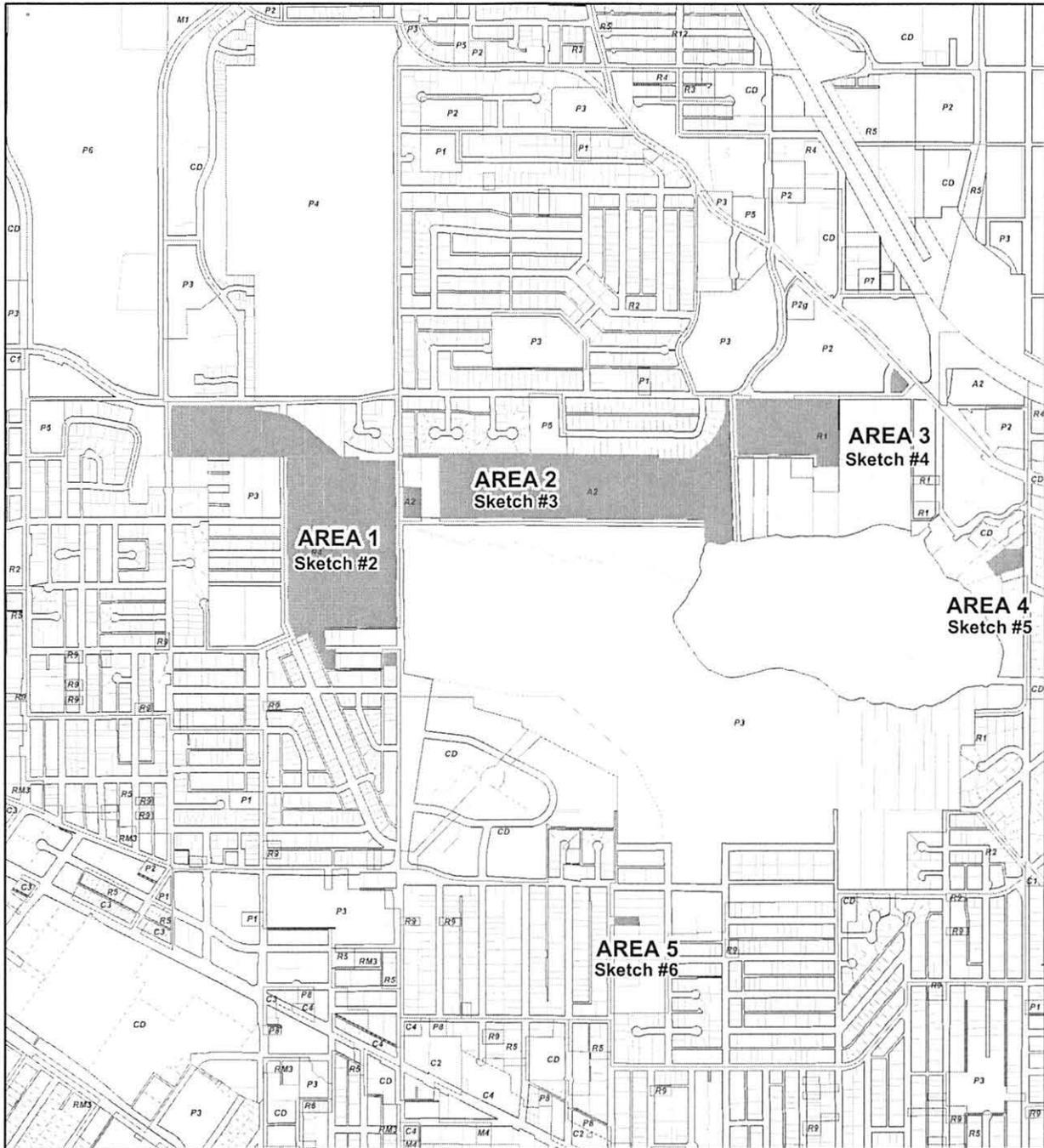
| Address | Zone | Legal Description |
|--------------------------------|------|---|
| AREA 1 | | |
| 4710 Moscrop Street | R4 | Lot A, Block 1, DL 82, Group 1, NWD Plan 1626 |
| 4780 Moscrop Street | R4 | Lot B, Block 1, DL 82, Group 1, NWD Plan 1626 |
| 4810 Moscrop Street | R4 | Lot A, Block 2, DL 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 |



PLANNING & BUILDING DEPARTMENT

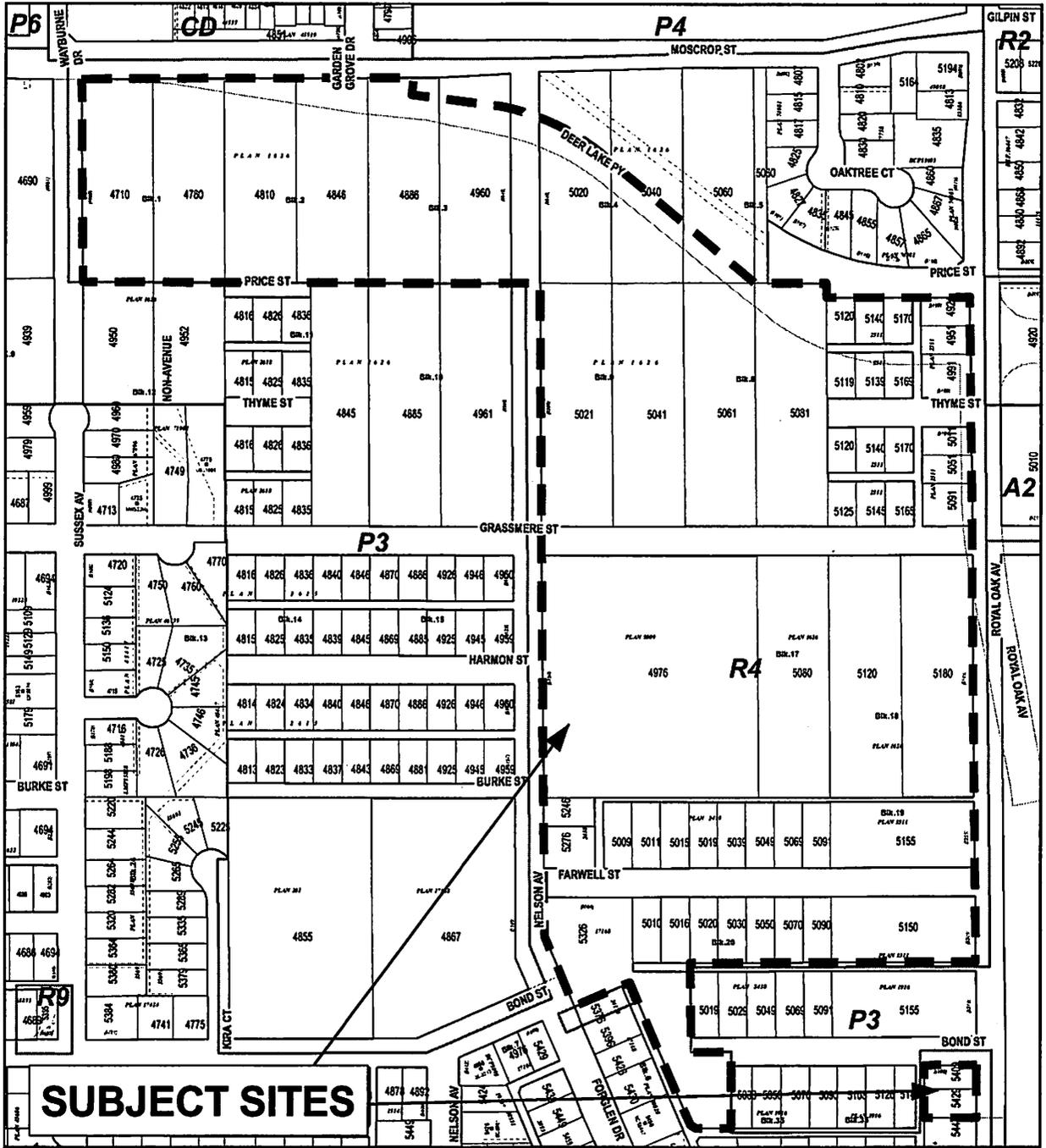


DATE: JAN 21 2015

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



SUBJECT SITES



PLANNING & BUILDING DEPARTMENT

DATE:
JAN 21 2015

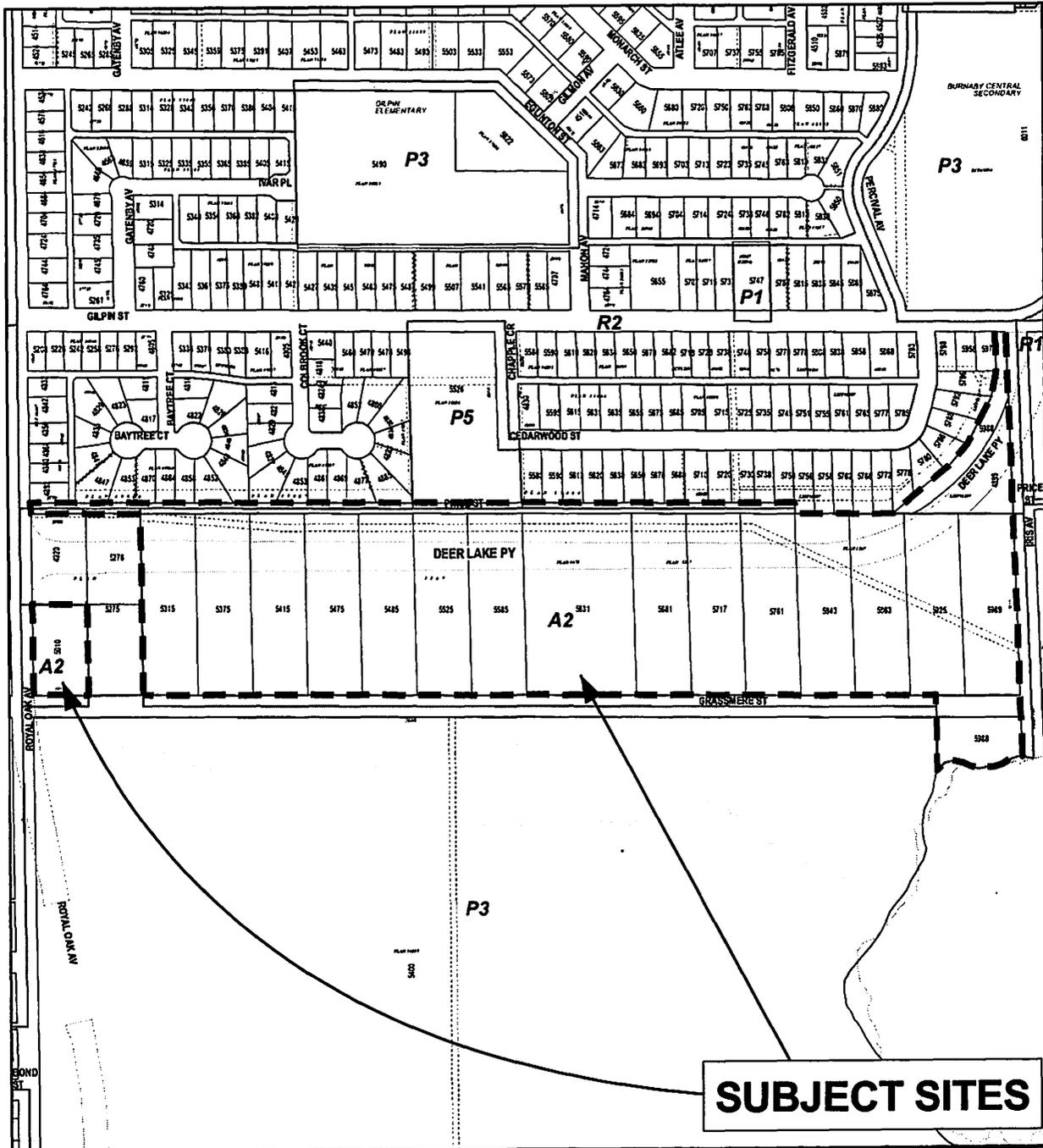
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REZONING REFERENCE #14-45
DEER LAKE PARK PROPERTIES - AREA 1

 Subject Site

Sketch #2



City of Burnaby

PLANNING & BUILDING DEPARTMENT



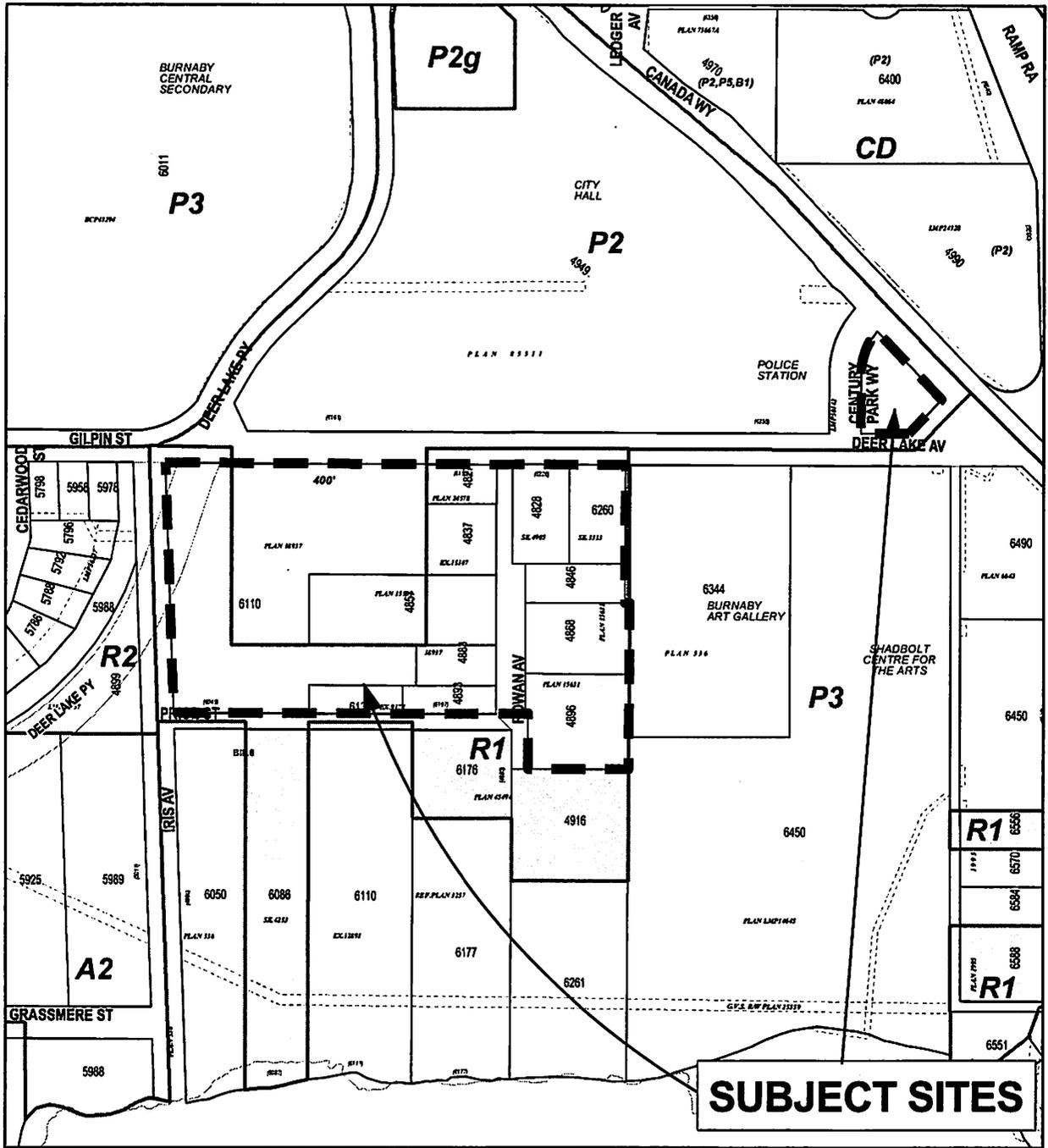
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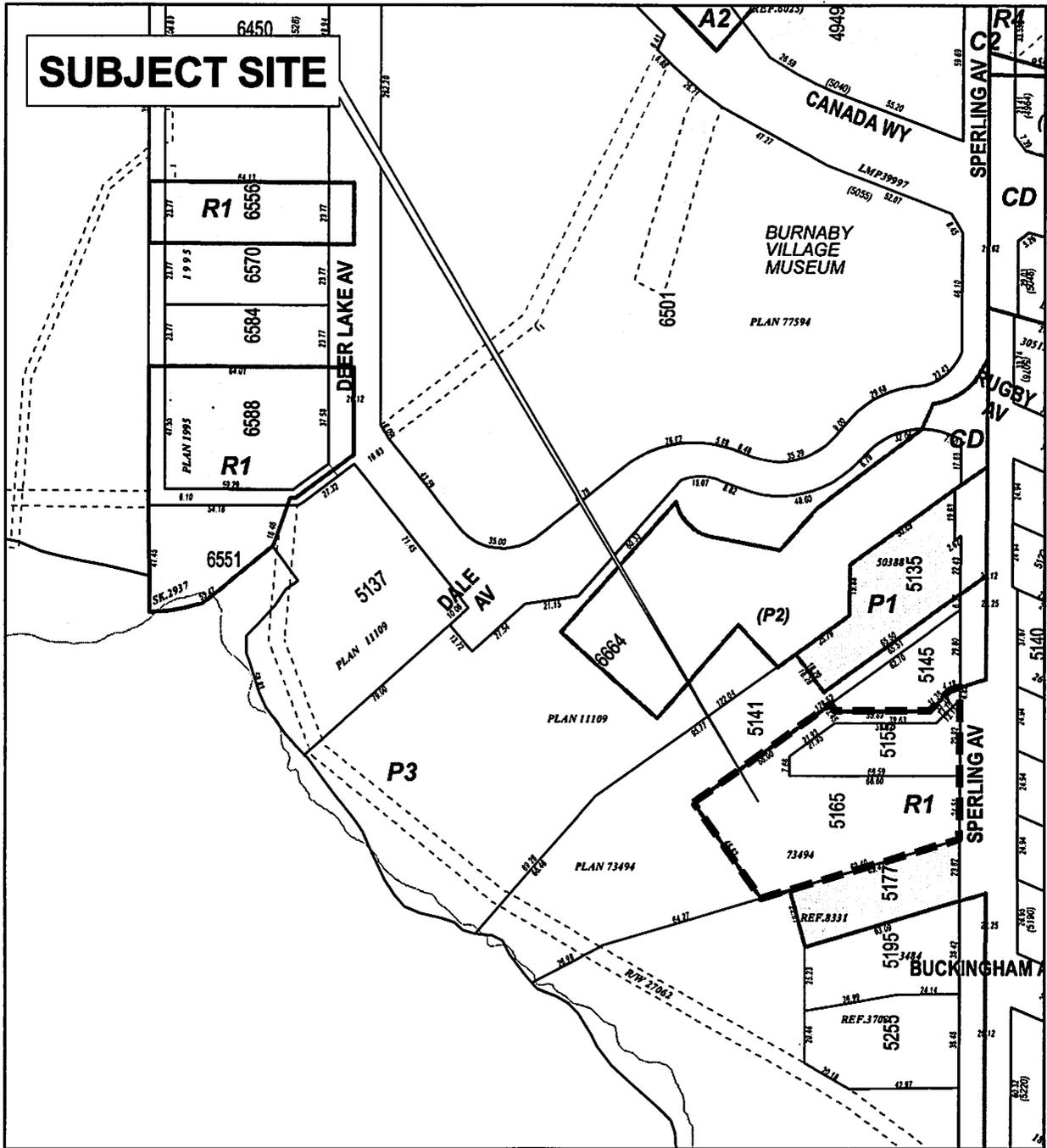
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REZONING REFERENCE #14-45
DEER LAKE PARK PROPERTIES - AREA 2

 Subject Site



| | |
|--|---|
|  <p>City of Burnaby</p> | <p>PLANNING & BUILDING DEPARTMENT</p> |
| <p>DATE: JAN 21 2015</p> | <p>REZONING REFERENCE #14-45 DEER LAKE PARK PROPERTIES - AREA 3</p> |
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PLANNING & BUILDING DEPARTMENT



DATE:
JAN 21 2015

SCALE:
1:2,500

DRAWN BY:
AY

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

 Subject Site

 Private Lands

