



INTER-OFFICE COMMUNICATION

TO: CITY CLERK DATE: 2015 April 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE # 14-45
BYLAW #13456, AMENDMENT BYLAW NO. 10/15,
To bring the zoning of the subject City-owned properties into conformance with
the approved park/conservation designation and their current use.
THIRD READING AND FINAL ADOPTION

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

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2015 March 09;
- b) Public Hearing held on 2015 March 31; and,
- c) Second Reading given on 2015 April 13.

There are no prerequisite conditions to this rezoning. Please arrange to return this amendment bylaw to Council for Consideration and Third Reading and Reconsideration and Final Adoption on 2015 April 27. A copy of the Public Hearing minutes for this rezoning is *attached* for information.

A handwritten signature in blue ink, appearing to read "Lou Pelletier".

Lou Pelletier, Director
PLANNING AND BUILDING

JW/tn:spf
Attachment

cc: City Manager
Director Finance, Attn: R. Mester, Management Consultant

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

**BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 10, 2015 - BYLAW NO. 13456**

Rez. #14-45

AREA 1:

4710/4780/4810/4846 Moscrop Street;
Portion of 4886/4960/5020/5040/5060 Moscrop Street;
5119/5139/5169/5120/5140/5170 Thyme Street;
5021/5041/5061/5081/4976/5080/5120/5180/5125/5145/5165 Grassmere Street;
5246/5276/5326 Nelson Avenue;
5009/5011/5015/5019/5039/5049/5069/5091/5155/5010/5016/5020/5030/
5050/5070/5090/5150 Farwell Street;
4991/5011/5051/5091/5409/5429 Royal Oak Avenue;
Additional City-Owned properties occupied by Deer Lake Parkway: 5120/5140/5170 Price Street;
4921/4951 Royal Oak Avenue.

AREA 2:

5010 Royal Oak Avenue;
5315/5375/5415/5475/5485/5525/5585/5631/5681/5717/5761/5843/5863/
5925/5989/5988 Grassmere Street;
5988 Gilpin Street;
4899 Iris Avenue;
Unopened road right-of-way, Portion of Price Street north of the following addresses:
4920 Royal Oak Avenue;
5276 Price Street;
5315/5375/5415/5475/5485/5525/5585/5631/5681/5717/5761 Grassmere Street.

AREA 3:

6110/6260 Deer Lake Avenue;
4827/4828/4837/4846/4857/4868/4883/4896/4893 Rowan Avenue;
6137 Price Street;
Portion of 4949 Canada Way (East of Century Parkway).

AREA 4:

5155/5165 Sperling Avenue

AREA 5:

6088 Dufferin Avenue

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

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to bring the zoning of the subject City-owned properties into conformance with approved park/conservation designation and their current use. This rezoning is being advanced as an “administrative housekeeping” matter, and as such, there is no change of use or development being proposed with the rezoning proposal.

The Advisory Planning Commission advised it supports the rezoning application.

One (1) letter was received in response to the proposed bylaw amendment.

With Concerns:

Mr. and Mrs. Wayne Browne, 4837 Rowan Avenue, Burnaby

Bradley Aitken, 4852 Baytree Court, Burnaby appeared before Council supporting the rezoning application. The speaker, however, expressed concern if proposals to widen Deer Lake Parkway are brought forward in the future.

Robert Coupe, 4916 Rowan Avenue, Burnaby appeared before Council supporting the rezoning application. In addition, the speaker asked if a demolition schedule is in place for the City-owned properties on Rowan Avenue and Price Street.

In response to the speaker’s inquiry, the Director Planning and Building noted each house would be considered for demolition separately as it reaches the end of its life span and becomes uneconomical to repair or maintain.

Patricia Oliver, 5158 Sperling Avenue, Burnaby appeared before Council supporting the rezoning application. The speaker, however, expressed concern regarding transportation and parking in the area and requested the neighbourhood be consulted if proposals addressing these issues are brought forward in the future.

Bradley Aitken, 4852 Baytree Court, Burnaby appeared again before Council reiterating his concerns regarding any potential future plans to widen Deer Lake Parkway.

His Worship, Mayor Derek Corrigan, noted the City is not currently considering any plans to widen Deer Lake Parkway.

There were no further submissions received regarding Rezoning #14-45, Bylaw No. 13456.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW

THAT this Public Hearing for Rez. #14-45, Bylaw #13456 be terminated.

CARRIED UNANIMOUSLY