

ITEM 12
MANAGER'S REPORT NO. 35
COUNCIL MEETING 93/05/25

TO: CITY MANAGER 1993 MAY 19

FROM: ACTING DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #7/93
EDMONDS TOWN CENTRE WEST
FORMER BURNABY SOUTH SCHOOL SITE
AND ASSOCIATED LANDS (See attached Sketches).

ADDRESSES
AND LEGAL: SEE ATTACHED SCHEDULE "A"

FROM: P3 PARK AND PUBLIC USE DISTRICT, M4 SPECIAL
INDUSTRIAL DISTRICT AND C4 SERVICE COMMERCIAL
DISTRICT.

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(Based on the RM3, RM4 and RM5 Multiple Family
Residential and P2 Administration and Assembly
Districts as guidelines and in accordance with the
Development Plan entitled "EDMONDS TOWN CENTRE
WEST" AND "ROYAL OAK ESTATES" prepared by the City
and by BUTLER, SUNVICK AND ASSOCIATES.)

APPLICANT: DAVIS AND COMPANY
(Attention: Brian McKay)
Barristers & Solicitors
2800 Park Place, 666 Burrard Street
Vancouver, B.C. V6C 2Z7

PURPOSE: To seek Council Authorization to forward this
application to a Public Hearing.

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RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Exchange Bylaw, be authorized according to the terms outlined in Section 4.2 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.

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2. THAT approval in principle be given to an exchange of property between the City and the applicant to create the 1.5 acre Neighbourhood Public Park including the transfer of 0.2 acres of City lands for inclusion in the development site in accordance with the terms outlined in Section 4.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. THAT a copy of this report be sent to the Burnaby School Board for their information.
4. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1993 May 25, and to a Public Hearing on 1993 June 15 at 7:30 p.m.
5. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
 - e) The consolidation of the net project site into the parcels outlined in the attached Sketch #5.

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- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) The undergrounding of existing overhead wiring within and abutting the site.
- i) The provision of a public pedestrian walkway easement between the two cul-de-sacs along the Arbroath Street alignment and the construction of a concrete walk and lighting to the approval of the Director Engineering.
- j) Submission of a tree survey, and the retention of as many existing mature trees as possible on the site, as well as submission of a written undertaking to ensure that all site areas identified for preservation of existing vegetation are effectively protected by snow fencing or other approved physical containment during the whole course of site preparation and construction work.
- k) The provision of a reformed 1.5 acre Neighbourhood Public Park requiring an exchange of property between the City and the applicant including the transfer of 0.2 acres of City lands to the applicant.
- l) The provision of a 0.5 acre Nikkei Park fully developed Japanese garden including its continued maintenance as part of the National Nikkei Heritage Centre and Centre site and the granting of a 215 covenant guaranteeing public access to the Nikkei Park component.
- m) Provision of an appropriate schedule for the provision of the social housing and cultural centre components relative to the market housing component and the granting of 215 covenants designating the social housing sites.
- o) Completion of the Highway Exchange Bylaw.
- p) The granting of a 215 covenant to protect the significant existing trees along the Kingsway frontage.
- q) Provision of a study regarding any possible contamination of the site due to previous uses and appropriate remediation measures, to the approval of the Ministry of Environment, Lands and Parks and City Environmental Health Services.

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R E P O R T

1.0 REZONING PURPOSE:

The purpose of the proposed Rezoning Bylaw amendment is to rezone the subject lands in conformance with the revised Edmonds Town Centre West Development Plan and to establish the major components of the Development Plan including the road network, parkland, and development areas.

2.0 BACKGROUND:

The subject site is largely encompassed by the former 4.6 ha (11.41 acres) Burnaby South School site which was recently closed as a school facility when the new Burnaby South 2000 school was opened. The school site also accommodated the heritage designated 1914 Building, a cenotaph and memorial tennis courts. The developer has also acquired virtually all other lands encompassed by the Edmonds Town Centre West Development Plan except for one property at 6445 Arbroath Street. These other properties accommodated houses and commercial structures and demolition of these buildings had been previously approved. The existing school buildings with the exception of the 1914 Building would be demolished to accommodate redevelopment.

Revisions were proposed by the potential developer, Toho Kanko, to the currently adopted Edmonds Town Centre West Development Plan, generally, resulting in some increase in residential development, the designation of a National Nikkei Heritage Centre with a special Nikkei Park component, and specific social housing proposals. Toho Kanko is the purchaser of the Burnaby South School lands pursuant to an Agreement for Sale. Other properties within the Development Plan area have also been acquired by Toho Kanko. Under the Agreement for Sale, Toho Kanko does not take possession of the Burnaby South School lands until 1993 July 31. Actual redevelopment could be pursued sometime after that date, subject to Council approval of a revised overall Development Plan and pursuance of appropriate rezoning applications.

The proposed revised Development Plan is outlined in a companion report on the same agenda. A revised Development Plan has been developed which continues to meet City objectives and standards for the redevelopment of the area. A public information brochure describing the proposed revisions was sent to residents and property owners in the area inviting their comments.

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A finalized Development Plan has been prepared for Council's consideration and once adopted would form the principal element of the Comprehensive Development Plan for this rezoning application. Further amendment rezoning applications would then be pursued in due course to obtain approval of specific project designs for individual development sites.

3.0 EDMONDS TOWN CENTRE DEVELOPMENT PLAN

The development of this substantial apartment area is a westward expansion of the Edmonds Town Centre. The transitional location of this Development Plan between the strong attractive centre of the Edmonds Town Centre to the east and Metrotown to the west along Kingsway is recognized. The intent has been to create a new residential neighbourhood as a viable entity independent of its immediately surrounding industrial and strip commercial context.

A balanced housing configuration is provided comprising RM5-type high-rise apartments, RM3-type low-rise apartments, and seniors housing (see Sketch #3). The Development Plan is composed of six (6) market-oriented apartment sites served by a central spine road. Residential traffic is separated as much as possible from industrially-generated traffic in the area. One site is specifically designated for seniors housing. Another site is designated to accommodate a National Nikkei Heritage Centre with a health care facility and a Nikkei Park adjacent the neighbourhood park. The neighbourhood park is centrally located adjacent the B.C. Parkway with the retention at this time of the existing heritage 1914 school building, cenotaph and memorial tennis courts within the park site. With the exception of the 1914 Building, the existing Burnaby South School buildings would be demolished. Various buffering and building setbacks are outlined in the Development Plan.

The following describes the various sites encompassing the Development Plan. The figures are subject to adjustment through an acceptable subdivision plan outlining finalized net site areas.

3.1 HIGH-RISE APARTMENTS

There are three such sites encompassing 3.8 acres to which the RM5 Multiple Family Residential District density of 2.2 FAR and a maximum 100 units per acre apply as guidelines.

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3.2 LOW-RISE APARTMENTS

There are three such sites encompassing 4.74 acres to which the RM3 Multiple Family Residential District density of 1.1 FAR and a maximum 50 units per acre apply as guidelines. The lot at 6445 Arbroath Street needs to be eventually acquired and consolidated with one of these sites.

3.3 A 0.59 acre site is designated for seniors social housing to which the RM4 Multiple Family Residential District, a maximum density of 1.35 FAR, and a total maximum of 50 units apply as guidelines.

3.4 A 2.44 acre site accommodates a 1.94 acre National Nikkei Cultural Centre multi-purpose complex and 75-bed health centre facility component and a 0.5 acre Nikkei Park Japanese Garden component. The cultural centre/health care facility complex with a maximum gross allowable floor area of 93,000 square feet (based on the 1.94 acre net site and a FAR of 1.1) presently consists of a 50,000 square foot cultural centre and a 30,000 square foot health care facility. A portion of the cultural centre could comprise an integrated accessory commercial component. The P2 Administration and Assembly District is utilized as a guideline.

3.5 A 1.5 acre neighbourhood park is designated and is in City ownership. This park would be zoned to the P3 Park and Public Use District. The deposit of the Parkland Acquisition charge is applicable to all residential units, including social housing units, within the Development Plan area.

4.0 GENERAL COMMENTS.

4.1 SITE SERVICES:

The Director Engineering will be requested to prepare an estimate for all services necessary to serve the site. The servicing requirements will include, but not necessarily be limited to, those outlined in the Edmonds Town Centre West Development Plan, such as full road construction for the Crescent Road, Conway Street, Sperling Avenue, the Kingsway/Sperling Avenue intersection and the south side of Kingsway. Extensive road right-of-way dedications are required. Various easements will also be required.

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4.2 HIGHWAY EXCHANGE BYLAW:

A Highway Exchange Bylaw is required generally in line with Sketch #4 attached. In this exchange, closed rights-of-way amount to approximately 80,300 square feet and dedicated rights-of-way amount to approximately 93,300 square feet. The appropriate handling of existing services, existing overhead wiring, and an access to the B.C. Hydro substation at the south end of the Mission Avenue closure need to be pursued. A further detailed report will be submitted to Council on the Highway Exchange Bylaw.

4.3 NEIGHBOURHOOD PARK:

As the neighbourhood park is being reconfigured and reduced in size from 1.7 acre to 1.5 acre, legal transfer documentation is required (see Sketch #6). The existing Parks Reservation Bylaw applicable to this parcel needs to be revised to reflect the revised sizes and configuration of the park. Existing services to the parcel and in particular the heritage 1914 Building need to be maintained as well as ensuring that the parcel is fully serviced. This reconfiguration was approved by the Parks and Recreation Commission on 1993 March 03 subject to an appropriate public access agreement to the Nikkei Park component.

4.4 EXISTING TREES AND SIGNIFICANT VEGETATION:

Existing trees including any heritage and memorial trees along the Kingsway frontage would be protected by covenant. Existing trees and specimen shrubs around the west side of the existing school building should be protected in particular during demolition of the school buildings. Other major trees to be protected are located at the western portion of the site (former single-family dwelling lots). A large flowering tree is noted at the east end of the site at Sperling Avenue. An accurate tree survey noting type and size/caliper of trees needs to be provided for the overall site.

4.5 ENVIRONMENTAL ASSESSMENT:

The historic use of the site and an environmental assessment of the site needs to be made with particular reference to the former major school use (i.e. oil tanks, asbestos, etc.) and the former auto service uses in the vicinity of Kingsway and Sperling Avenue. The environmental assessment and any required remediation measures would be pursued to the approval of the Ministry of Environment, Lands and Parks and the City's Environmental Health Services.

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4.6 UNDERGROUNDING OF EXISTING OVERHEAD WIRING:

The undergrounding of existing overhead wiring is required both within and adjacent the development area.

4.7 PUBLIC PEDESTRIAN WALKWAY:

A public pedestrian walkway approximately 165 ft. long with pedestrian lighting and trees is required to link the two proposed cul-de-sacs west of Conway Avenue. The walkway is to be located within a 20 ft. wide easement 15 ft. on the north property and 5 ft. on the south property.

4.8 NIKKEI PARK AGREEMENT:

A proposed Nikkei Park Japanese Garden of 0.5 acres is part of the western portion of the 2.44 acre Lot 8 (See Sketch #5). A covenant agreement needs to be registered requiring its development and maintenance as a Japanese Garden by the owner of Lot 8 while allowing generous public access to this amenity including provision for public liability insurance.

4.9 SOCIAL HOUSING AND NATIONAL NIKKEI CULTURAL CENTRE:

Covenants need to be registered guaranteeing the social housing provisions, namely that Lot 7 (see Sketch #5) be reserved for senior's housing units and that Lot 8 is to accommodate a health care facility. The cultural centre use would be defined through rezoning.

An acceptable schedule for the provision of the social housing and the cultural centre component relative to the phasing of the market-oriented residential needs to be determined.

4.10 DEMOLITION OF EXISTING BUILDINGS:

The school buildings and remaining commercial building need to be demolished prior to registration of the new subdivision plan. Any related contamination issues need to also be addressed. The 1914 Building is to remain untouched.

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4.11 TRANSPORTATION:

The applicant is to provide a traffic study to the approval of the City. It is noted that direct vehicular access from Kingsway to individual development sites is not permitted. In view of traffic in the area, particularly along Kingsway, a noise study should be undertaken to ensure compliance with the Council-adopted sound criteria.

4.12 PURSUANCE OF SPECIFIC SITE DEVELOPMENT:

When specific development is pursued on individual sites, through amendment rezoning applications, various other prerequisites would apply including:

- a) Condominium guidelines are to be met if a project is to be strata titled.
- b) The payment of Parkland Acquisition Charges for all proposed residential units including social housing units.
- c) The detailing of units adaptable to the disabled.

5.0 SUMMARY

This rezoning is recommended for advancement to a Public Hearing contingent upon adoption by Council of the Edmonds Town Centre West Development Plan which is outlined in a companion report on this same agenda. The adopted Development Plan along with finalized survey plans provided by Butler Sunvick and Associates would constitute the Comprehensive Development Plan encompassed by the subject rezoning bylaw.

The subject rezoning will achieve, through the Highway Exchange Bylaw and subdivision, the creation of development areas, a reformed neighbourhood park, and the road network and the provision of services and roadworks.

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Further amendment rezoning applications which would include specific architectural and landscaping designs would be required for the advancement of individual sites to development.



D.G. Stenson
ACTING DIRECTOR
PLANNING AND BUILDING

KI:rm

Attach.

cc: Director Engineering
Director Recreation & Cultural Services
City Solicitor
City Clerk
Director Administration & Community Services

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SCHEDULE "A"

REZONING REFERENCE #7/93

1. **7265 MISSION AVENUE**

PARCEL IDENTIFIER: 010-997-351
 NORTH 10 FEET LOT "H", DISTRICT LOT 96, GROUP 1,
 NEW WESTMINSTER DISTRICT, PLAN 3720

AND

PARCEL IDENTIFIER: 011-918-951
 LOT 8, DISTRICT LOT 96, GROUP 1,
 NEW WESTMINSTER DISTRICT, PLAN 756

2. **7287 MISSION AVENUE**

PARCEL IDENTIFIER: 010-997-385
 LOT "H" EXCEPT: NORTH 10 FEET; DISTRICT LOT 96, GROUP 1,
 NEW WESTMINSTER DISTRICT, PLAN 3720

3. **7269 NON AVENUE (HAWTHORNE AVENUE)**

PARCEL IDENTIFIER: 011-918-969
 LOT 7, DISTRICT LOT 96, GROUP 1,
 NEW WESTMINSTER DISTRICT, PLAN 756

4. **7279 NON AVENUE (HAWTHORNE AVENUE)**

PARCEL IDENTIFIER: 011-918-977
 LOT 10, DISTRICT LOT 96, GROUP 1,
 NEW WESTMINSTER DISTRICT, PLAN 756

5. **6626 KINGSWAY**

PARCEL IDENTIFIER: 003-097-633
 LOT 9 EXCEPT: PART ON REFERENCE PLAN 3365,
 DISTRICT LOT 96, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 950

AND

PARCEL IDENTIFIER: 011-941-537
 EASTERLY 140 FEET (REFERENCE PLAN 3365)
 LOT 9, EXCEPT: PART SUBDIVIDED BY PLAN 86581; DISTRICT LOT 96,
 GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 950

AND

PARCEL IDENTIFIER: 016-364-970
 LOT 10 EXCEPT: PART SUBDIVIDED BY PLAN 86581;
 DISTRICT LOT 96, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 950

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6. **6645 NON STREET (BERESFORD STREET)**

PARCEL IDENTIFIER: 013-707-175
PARCEL "17" EXCEPT: PART SUBDIVIDED BY PLAN 86581; BLOCK G,
DISTRICT LOT 96, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 699 AS
SHOWN RED ON PLAN WITH BYLAW FILED 53608

7. **6655 NON STREET (BERESFORD STREET)**

PARCEL IDENTIFIER: 011-918-985
LOT 11, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 756

8. **6665 NON STREET (BERESFORD STREET)**

PARCEL IDENTIFIER: 011-918-993
LOT 12, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 756

9. **6675 NON STREET (BERESFORD STREET)**

PARCEL IDENTIFIER: 011-919-001
LOT 13, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 756

10. **6445 BERESFORD STREET**

PARCEL IDENTIFIER: 012-329-134
WEST 1/2 LOT 48, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 1740

11. **6453 BERESFORD STREET**

PARCEL IDENTIFIER: 012-329-134
EAST 1/2 LOT 48, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 1740

12. **6465 BERESFORD STREET**

PARCEL IDENTIFIER: 012-329-118
WEST 1/2 LOT 47, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 1740

13. **6471 BERESFORD STREET**

PARCEL IDENTIFIER: 012-329-118
EAST 1/2 LOT 47, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 1740

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14. 6487 BERESFORD STREET

PARCEL IDENTIFIER: 012-329-100
WEST 1/2 LOT 46, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 1740

15. 6495 BERESFORD STREET

PARCEL IDENTIFIER: 012-329-100
EAST 1/2 LOT 46, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 1740

16. 6511 BERESFORD STREET

PARCEL IDENTIFIER: 015-829-847
LOT 45 EXCEPT: THE EAST 33 FEET; DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 1740

17. 6531 BERESFORD STREET

PARCEL IDENTIFIER: 012-329-096
EASTERLY 33 FEET, LOT 45, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 1740

18. 6549 BERESFORD STREET

PARCEL IDENTIFIER: 012-329-088
LOT 44, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 1740

19. 6591 BERESFORD STREET

PARCEL IDENTIFIER: 012-328-961
LOT 43, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 1740

20. 6455 ARBROATH STREET

PARCEL IDENTIFIER: 012-329-011
PARCEL "A" (J85398E) LOT 19, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 1740

21. 6469 ARBROATH STREET

PARCEL IDENTIFIER: 002-485-281
LOT 18, DISTRICT LOT 96, GROUP 1,
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22. **6489 ARBROATH STREET**

PARCEL IDENTIFIER: 012-328-995
LOT 17, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 1740

23. **6450 ARBROATH STREET**

PARCEL IDENTIFIER: 012-329-053
LOT 37, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 1740

24. **6470 ARBROATH STREET**

PARCEL IDENTIFIER: 002-521-211
LOT 38, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 1740

25. **6486 ARBROATH STREET**

PARCEL IDENTIFIER: 012-329-070
WEST HALF LOT 39, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 1740

26. **6496 ARBROATH STREET**

PARCEL IDENTIFIER: 012-329-061
EAST HALF LOT 39, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 1740

27. **6511 ARBROATH STREET**

PARCEL IDENTIFIER: 012-328-871
WEST HALF LOT 16, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 1740

28. **6512 ARBROATH STREET**

PARCEL IDENTIFIER: 015-829-821
LOT 40, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 1740

29. **6531 ARBROATH STREET**

PARCEL IDENTIFIER: 003-166-104
EASTERLY HALF OF LOT 16, DISTRICT LOT 96, GROUP 1,
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30. **6550 ARBROATH STREET**

PARCEL IDENTIFIER: 003-171-108
LOT 41, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 1740

31. **6551 ARBROATH STREET**

PARCEL IDENTIFIER: 003-166-198
LOT 15, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 1740

32. **6591 ARBROATH STREET**

PARCEL IDENTIFIER: 003-171-116
LOT 14, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 1740

33. **6592 ARBROATH STREET**

PARCEL IDENTIFIER: 012-328-502
LOT 42, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 1740

34. **6686 KINGSWAY**

PARCEL IDENTIFIER: 002-977-010
LOT 4, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 756

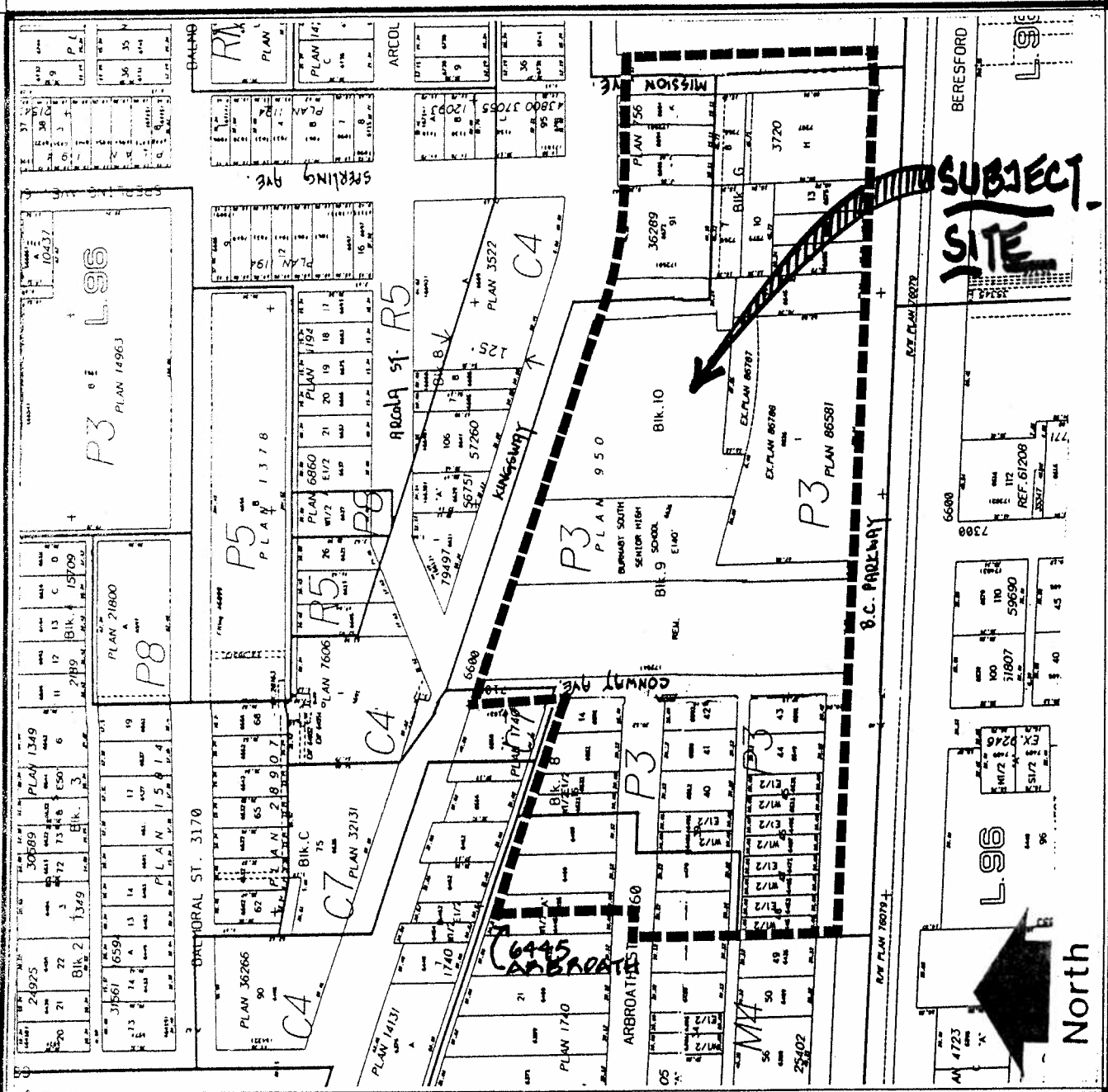
35. **6672 KINGSWAY**

PARCEL IDENTIFIER: 007-310-706
LOT 91, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 36289

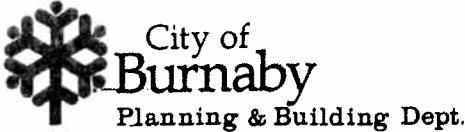
36. **6426 NON STREET (BERESFORD STREET) NEIGHBOURHOOD PARK** IN AREA IS OWNED BY THE CITY OF BURNABY WITH A LEGAL DESCRIPTION OF:

PARCEL IDENTIFIER: 016-367-154
LOT 1, DISTRICT LOT 96, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 86581

/yg



Date: MARCH 1993
 Scale: N.F.S. 1:54
 Drawn By: J.P.C.



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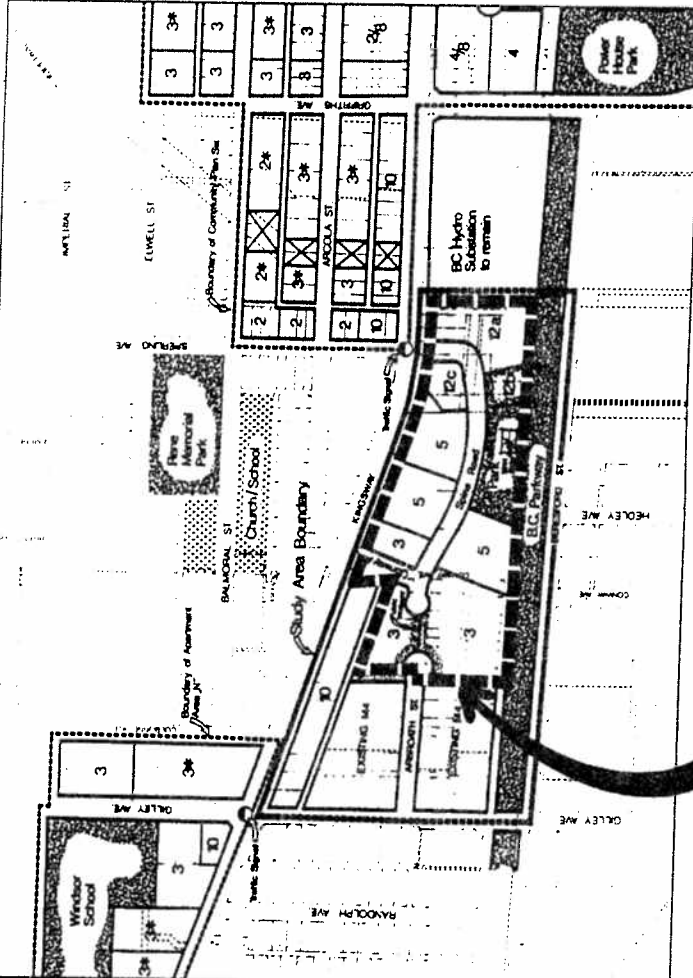
SKETCH # 1

Edmonds Town Centre West
 (Expansion of Community Plan Sx1)
Development Plan

Legend:

- 3.0 (RM3) - Multiple Family Residential (50 up, max)
 - 5.0 (RM5) - Multiple Family Residential (20 up, max)
 - 8.0 (C2) - Commercial
 - 10.0 (C4) - Commercial
 - 12a.0 - National Mural Heritage Centre and Health Care Facility
 - 12b.0 - Mural Park
 - 12c.0 - Senior Citizens
- THESE DEVELOPMENT PLAN SITES ARE GENERALLY ZONED TO COMPREHENSIVE DEVELOPMENT DISTRICTS. THIS MAP SHOWS THE OUTLINED ZONING DESIGNATION AS BEING:
- Park, School, Trail
 - Landscaped Buffer
 - * 0 Developed

Note: LEGEND CORRESPONDS TO NUMBERS OF COMMUNITY PLAN Sx1.



Plan No. 11-6, 1990 January
 Revision Date: 1993 March

City of Burnaby
 Planning & Building Department

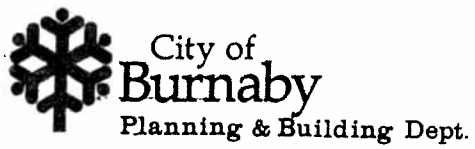
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North Arrow

Date:
MARCH 1993

Scale:
N.F.S.

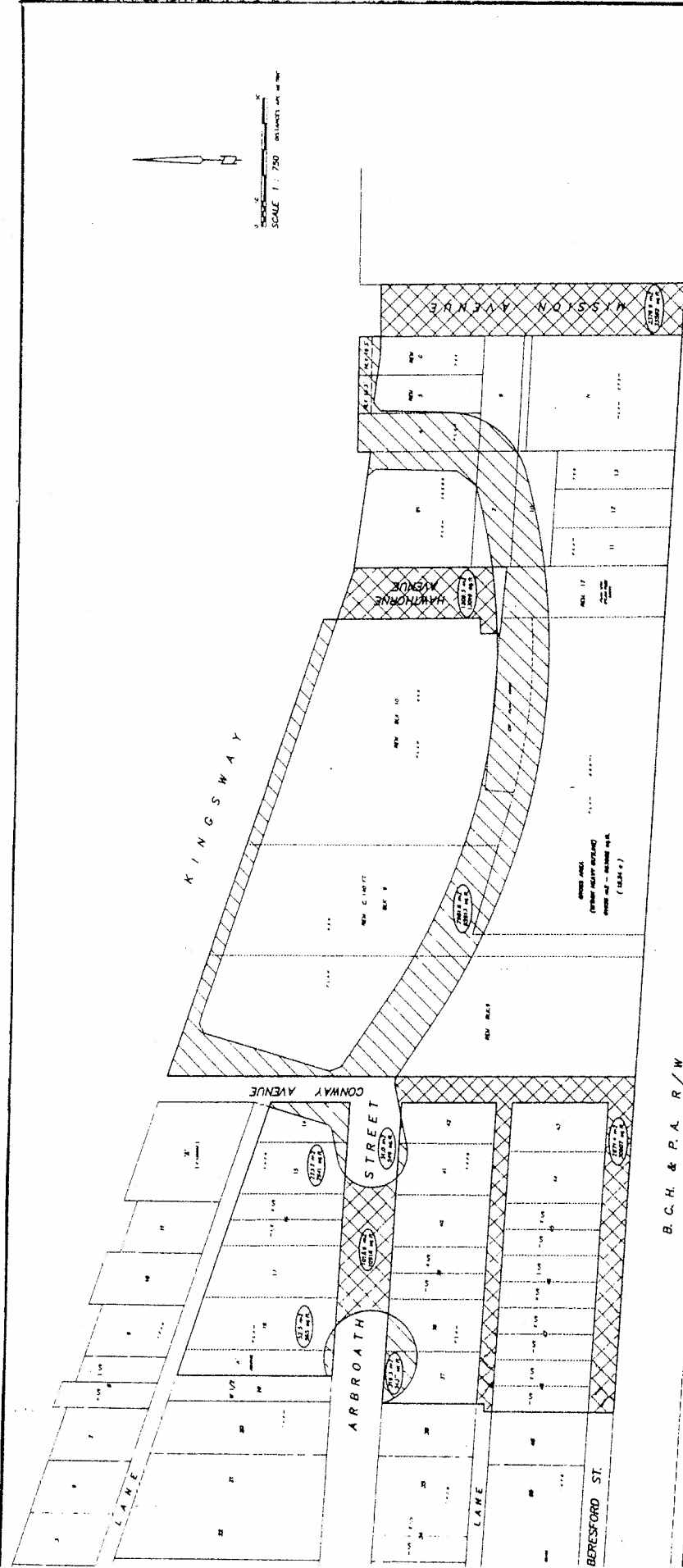
Drawn By:
J.P.C.



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SKETCH # 2



B. C. H. & P. A. R. / W

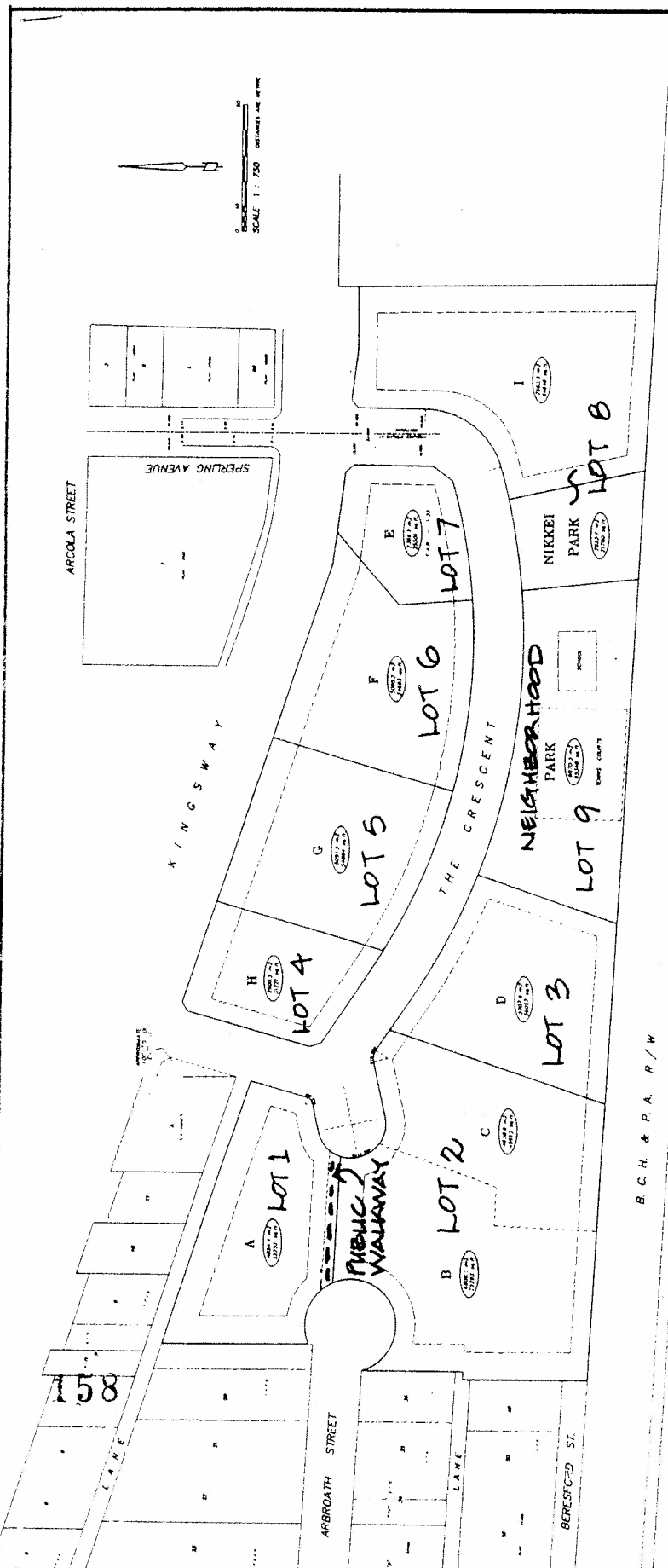
TO BE CLOSED

TO BE DEDICATED

78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
PACIFIC LIAISON																						
SKETCH PLAN OF																						
PROPOSED ROAD EXCHANGE																						
ROYAL OAK ESTATES																						
BURNABY, B.C.																						
BUTLER, SUNDVICK & ASSOCIATES																						
BRITISH COLUMBIA LAND SURVEYORS																						
1000 UNIVERSITY STREET, V6C 1K7																						
TEL. 254-1111 FAX. 254-1117																						
SCALE 1:750 DATE 14 FEB 1993																						
DRAWN: GUYAN BULLOCK																						
CHECKED: J. J. BULLOCK																						
DATE: 12-2-93																						
PROJECT NO. 123456																						

SKETCH # 4.

ITEM	12
MANAGER'S REPORT NO.	35
COUNCIL MEETING	93/05/25



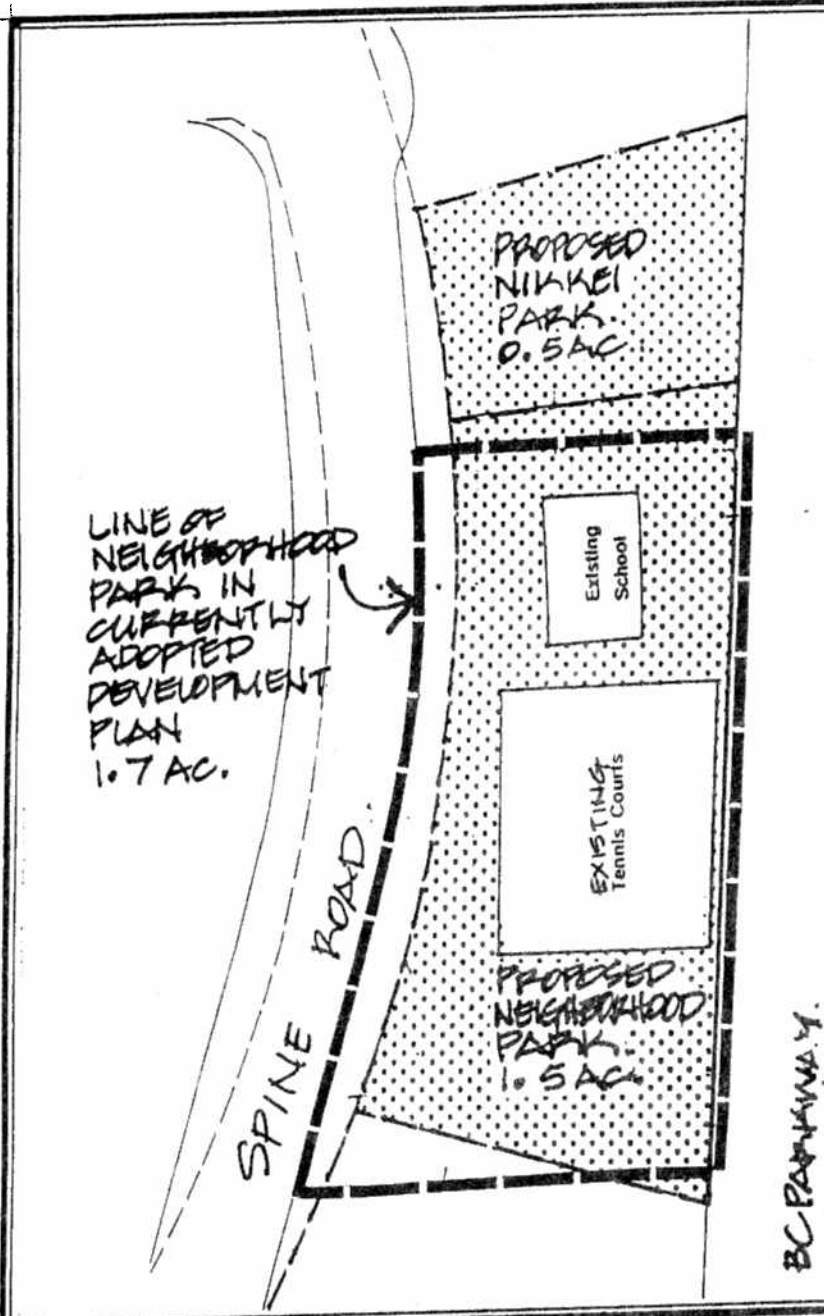
1. DATE	2004.04.20	2. DRAWN BY	3. CHECKED BY
4. TITLE	PROPOSED LOT LAYOUT	5. PROJECT NO.	6. SHEET NO.
7. SCALE	1:750	8. PROJECT NAME	9. PROJECT LOCATION
10. PROJECT NO.	11. SHEET NO.	12. SHEET TOTAL	13. PROJECT STATUS
14. PROJECT NO.	15. SHEET NO.	16. SHEET TOTAL	17. PROJECT STATUS
18. PROJECT NO.	19. SHEET NO.	20. SHEET TOTAL	21. PROJECT STATUS
22. PROJECT NO.	23. SHEET NO.	24. SHEET TOTAL	25. PROJECT STATUS
26. PROJECT NO.	27. SHEET NO.	28. SHEET TOTAL	29. PROJECT STATUS
30. PROJECT NO.	31. SHEET NO.	32. SHEET TOTAL	33. PROJECT STATUS
34. PROJECT NO.	35. SHEET NO.	36. SHEET TOTAL	37. PROJECT STATUS
38. PROJECT NO.	39. SHEET NO.	40. SHEET TOTAL	41. PROJECT STATUS
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66. PROJECT NO.	67. SHEET NO.	68. SHEET TOTAL	69. PROJECT STATUS
70. PROJECT NO.	71. SHEET NO.	72. SHEET TOTAL	73. PROJECT STATUS
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78. PROJECT NO.	79. SHEET NO.	80. SHEET TOTAL	81. PROJECT STATUS
82. PROJECT NO.	83. SHEET NO.	84. SHEET TOTAL	85. PROJECT STATUS
86. PROJECT NO.	87. SHEET NO.	88. SHEET TOTAL	89. PROJECT STATUS
90. PROJECT NO.	91. SHEET NO.	92. SHEET TOTAL	93. PROJECT STATUS
94. PROJECT NO.	95. SHEET NO.	96. SHEET TOTAL	97. PROJECT STATUS
98. PROJECT NO.	99. SHEET NO.	100. SHEET TOTAL	101. PROJECT STATUS
102. PROJECT NO.	103. SHEET NO.	104. SHEET TOTAL	105. PROJECT STATUS
106. PROJECT NO.	107. SHEET NO.	108. SHEET TOTAL	109. PROJECT STATUS
110. PROJECT NO.	111. SHEET NO.	112. SHEET TOTAL	113. PROJECT STATUS
114. PROJECT NO.	115. SHEET NO.	116. SHEET TOTAL	117. PROJECT STATUS
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146. PROJECT NO.	147. SHEET NO.	148. SHEET TOTAL	149. PROJECT STATUS
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162. PROJECT NO.	163. SHEET NO.	164. SHEET TOTAL	165. PROJECT STATUS
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170. PROJECT NO.	171. SHEET NO.	172. SHEET TOTAL	173. PROJECT STATUS
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202. PROJECT NO.	203. SHEET NO.	204. SHEET TOTAL	205. PROJECT STATUS
206. PROJECT NO.	207. SHEET NO.	208. SHEET TOTAL	209. PROJECT STATUS
210. PROJECT NO.	211. SHEET NO.	212. SHEET TOTAL	213. PROJECT STATUS
214. PROJECT NO.	215. SHEET NO.	216. SHEET TOTAL	217. PROJECT STATUS
218. PROJECT NO.	219. SHEET NO.	220. SHEET TOTAL	221. PROJECT STATUS
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230. PROJECT NO.	231. SHEET NO.	232. SHEET TOTAL	233. PROJECT STATUS
234. PROJECT NO.	235. SHEET NO.	236. SHEET TOTAL	237. PROJECT STATUS
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306. PROJECT NO.	307. SHEET NO.	308. SHEET TOTAL	303. PROJECT STATUS
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314. PROJECT NO.	315. SHEET NO.	316. SHEET TOTAL	307. PROJECT STATUS
318. PROJECT NO.	319. SHEET NO.	320. SHEET TOTAL	309. PROJECT STATUS
322. PROJECT NO.	323. SHEET NO.	324. SHEET TOTAL	311. PROJECT STATUS
326. PROJECT NO.	327. SHEET NO.	328. SHEET TOTAL	313. PROJECT STATUS
330. PROJECT NO.	331. SHEET NO.	332. SHEET TOTAL	315. PROJECT STATUS
334. PROJECT NO.	335. SHEET NO.	336. SHEET TOTAL	317. PROJECT STATUS
338. PROJECT NO.	339. SHEET NO.	340. SHEET TOTAL	319. PROJECT STATUS
342. PROJECT NO.	343. SHEET NO.	344. SHEET TOTAL	321. PROJECT STATUS
346. PROJECT NO.	347. SHEET NO.	348. SHEET TOTAL	323. PROJECT STATUS
350. PROJECT NO.	349. SHEET NO.	350. SHEET TOTAL	325. PROJECT STATUS

ITEM 12
 MANAGER'S REPORT NO. 35
 COUNCIL MEETING 93/05/25

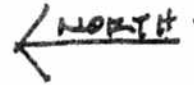
SKETCH # 5

PACIFIC LIAISON
 SKETCH PLAN OF
 PROPOSED LOT LAYOUT
 ROYAL OAK ESTATES
 BURNABY, B.C.
 BUTLER, SUNDVICK & ASSOCIATES
 British Columbia Land Surveyors
 100 - 10150 - 160 Street, Burnaby, B.C. V5A 1G7
 SCALE: 1:750
 DATE: 2004.04.20
 DRAWN BY: [Name]
 CHECKED BY: [Name]

ITEM 12
 MANAGER'S REPORT NO. 35
 COUNCIL MEETING 93/05/25



NOTE:
 EXISTING HERITAGE
 1914 SCHOOL,
 MEMORIAL
 TENNIS COURTS,
 AND CENOTAPH
 TO BE PROTECTED.



Date:
 FEB 93

Scale:
 NTS

Drawn By:



City of
 Burnaby

Planning & Building Dept.

EDMONDS TOWN CENTRE WEST
 PROPOSED ADJUSTED
 NEIGHBORHOOD PARK
 AND NIKKEI PARK.

SKETCH #6

159

