
TO: CITY MANAGER **DATE:** 2019 October 23

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 01
Reference: Rez Series

SUBJECT: REZONING APPLICATIONS

PURPOSE: To submit the current series of new rezoning applications for the information of Council.

The location of the sites under the current series of rezoning applications is shown on the *attached* Sketch. Council consideration of the recommendations contained within the individual reports is requested. A short form notation of the report recommendations are also outlined below for the convenience of Council.

Item #01 Application for the Rezoning of:
Rez #18-27 Lot 1, DL 32, 152 and 153, Group 1, NWD Plan BCP6303 Exc. Part Subdivided by Plan BCP36875; Lot 1, DL 153, Group 1, NWD Plan BCP 36875 Exc. Air Space Plan EPP55506; and Portion of Lot A, District Lot's 32, 152 & 153, Group 1, NWD Plan 80588.

From: CD Comprehensive Development District (based on C3, C3h, C3c General Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on C3, C3h General Commercial District, RM5s/RM5r Multiple Family Residential District, P2 Administration and Assembly District, and Metrotown Downtown Plan Area as guidelines)

Address: 4700 and 4800 Kingsway and a portion of 4750 Kingsway

Purpose: To establish a conceptual Master Plan and development guidelines for the subject site, which will provide a framework for future site specific rezoning applications for the development of an integrated mixed-use downtown community. No specific development approvals are sought in connection with the subject rezoning application.

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #02 Application for the Rezoning of:
Rez #18-31 Lot B, District Lot 152, Group 1, NWD Plan 1520

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, and Metrotown Downtown Plan as guidelines)

Address: 6540 Marlborough Avenue

Purpose: To permit the construction of a high-rise residential building consisting of market strata and affordable rental units.

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #03 Application for the Rezoning of:
Rez #18-32 Schedule A (attached)

From: CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines)

Address: 9850 Austin Road and 9858/9898 Gatineau Place

Purpose: To permit the construction of three mixed-use buildings that each include a commercial podium and a high-rise apartment component.

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #04 Application for the Rezoning of:
Rez #19-38 See Schedule "A"

From: M1 Manufacturing District, R3 Residential District, CD Comprehensive Development District (based on M1 Manufacturing District, M5, M5I Light Industrial Districts, C2 Community Commercial District and P1 Neighbourhood Institutional District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family District, RM5r Multiple Family District, C3 General Commercial District)

Address: 4612, 4664 Lougheed Highway and 2040, 2140, 2150 Alpha Avenue.

Purpose: To establish a conceptual master plan for the subject site, and a community plan amendment for mixed-use development (Sketch #1 attached). No specific development is proposed at this time

RECOMMENDATIONS:

1. **THAT** Council authorize staff to undertake an amendment to the Brentwood Town Centre Development Plan as outlined in 5.2 of this report.
2. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #05 Application for the Rezoning of:
Rez #19-39 Lot A, DLs 30 And 95, Group 1, NWD Plan EPP41731 Except: Air Space Plan EPP85984

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District)

Address: 7300 Edmonds Street (office building portion of 7364 Edmonds Street)

Purpose: To permit the installation of skysigns on the northwest (Edmonds Street) and south (Kingsway) elevations of an office building.

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #06 Application for the Rezoning of:
Rez #19-40 See Schedule "A"

From: M2 General Industrial District

To: CD Comprehensive Development District (based on C2 Community Commercial District, C6b Gasoline Service Station District, and Byrne Road and Marine Way Development Plan, and Big Bend Development Plan as guidelines)

Address: 5675, 5689, 5701 and 5813 Byrne Road

Purpose: To permit the construction of a general commercial retail centre and gas station.

RECOMMENDATIONS:

1. **THAT** the amendment to the Byrne Road and Marine Way Development Plan to permit general commercial uses, as outlined in Section 5.1 of this report, be approved (to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site).
2. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #07 Application for the Rezoning of:
Rez #19-42 Parcel "A" (Explanatory Plan 24921) Lots 11 And 12 District Lot 153 Group 1 New Westminster District Plan 1191
 Lot 13 District Lot 153 Group 1 New Westminster District Plan 1191
 Lot 14 District Lot 153 Group 1 New Westminster District Plan 1191
 Lot "B" District Lots 151 And 153 Group 1 New Westminster District Plan 6950

From: R5 Residential District

To: CD Comprehensive Development District (based on RM5s and RM5r Multifamily Residential District)

Address: 5970, 5986, and 5994 Kathleen Avenue

Purpose: To permit the development of a single high-rise rental residential building with underground parking.

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #08 Application for the Rezoning of:
Rez #19-43 Lots 12, 13 and 14, Block 17, District Lot 28, Group 1, New Westminster District Plan 627

From: C2 Community Commercial District and R5 Residential District

To: CD Comprehensive Development District (based on RM3 and RM3r Multiple Family Residential District, C1 Neighbourhood Commercial District, and the Sixth Street Community Plan as guidelines)

Address: 7629, 7639 6th Street and 7873 14th Avenue

Purpose: To permit construction of a mixed-use commercial and residential development.

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #09 Application for the Rezoning of:
Rez #19-44 Parcel "B" (J65071E) of Lot 13 Block 4 District Lot 90 Group 1 NWD Plan 555

From: R5 Residential District

To: CD Comprehensive Development District (based on R5 Residential District)

Address: 7860 Rosewood Street

Purpose: To permit a category A supportive housing facility containing up to ten living units for seniors.

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #10 Application for the Rezoning of:
Rez #19-45 Lot A, DL 59, Group 1, NWD Plan BCP44468

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District)

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and C2h Community Commercial District)

Address: #102 – 2900 Bainbridge Avenue

Purpose: To permit a licensee retail store (private liquor store).

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #11 Application for the Rezoning of:
Rez #19-46 Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315

From: CD Comprehensive Development District (based on RM5s and RM4 Multiple Family Residential District, C2 Community Commercial District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C2 Community Commercial District, C3 General Commercial District)

Address: 6505 Sussex Avenue

Purpose: To replace the currently approved office portion of the development for hotel use, increase commercial density to support hotel use, and to adjust the residential unit count from 327 to 332 units.

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #12 Application for the Rezoning of:
Rez #19-49 Lots 1, District Lot 77, Group 1, New Westminster District Plan LMP34752 and a portion of Lot A, District Lot 78, Group 1, New Westminster District Plan EPP29512.

From: P3 Park and Public Use District

To: CD Comprehensive Development District (based on P3 Park and Public Use District and the Burnaby Lake Sports Complex Community Plan as guidelines)

Address: 3676 Kensington Avenue and a portion of 3860 Sperling Avenue.

Purpose: To permit the development of a new aquatics and arena facility within the Burnaby Lake Sports Complex.

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



E.W. Kozak, Director
PLANNING AND BUILDING

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Attachments