



Item.....
Meeting..... 2022 June 20

COUNCIL REPORT

TO: CHIEF ADMINISTRATIVE OFFICER **DATE:** 2022 June 15

FROM: GENERAL MANAGER **FILE:** 49500 01
PLANNING AND DEVELOPMENT *Reference: Rez Series*

SUBJECT: REZONING APPLICATIONS

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

REPORT

1.0 CITY POLICIES

The proposed rezoning applications align with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Transportation Plan (2021), Mayor’s Task Force on Community Housing Final Report (2019), and HOME: Strategy (2021).

2.0 REZONING APPLICATIONS

The following rezonings have been received for Council’s information:

2.1 REZONING REFERENCE #22-06

Applicant: Millennium Properties Ltd.
788 Richards Street
Vancouver, BC V6B 3A4
Attn: Adam Nour

Address: 4141 Lougheed Highway

Lot 21 District Lot 119 Group 1 New Westminster District Plan 25896
(see *attached* Sketch #1)

From: M1 Manufacturing District

- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C3 General Commercial District and the Brentwood Town Centre Development Plan as guidelines)
- Size:** The site is rectangular in shape with a total area of approximately 5,382.32 m² (57,935 sq. ft.)
- Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of a high-density mixed-tenure residential development atop a commercial/retail podium and underground parking. This application requires Council to grant Second Reading to the bylaw amendment for Rezoning Reference #19-35, which provides the necessary amendment to the Brentwood Town Centre Development Plan.

Zoning District	Maximum Potential Density
RM5s	5.0 FAR
RM5r	2.2 FAR
RM5s Density Offset	1.1 FAR
C3	6.0 FAR
TOTAL	14.3 FAR

RECOMMENDATION:

THAT Council receive this report for information.

2.2 REZONING REFERENCE #22-07

Applicant: Bayside Property Services
 100-6400 Roberts Street
 Burnaby, BC V5G 4C9
 Attn: Sorina Timonea

Address: 1203 Madison Avenue

 Strata Lots 1-35, District Lot 120, Group 1, New Westminster District
 Strata Plan LMS4302
 (see *attached* Sketch #2)

From: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and C1 Neighbourhood Commercial District)

- To:** Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District and C1 Neighbourhood Commercial District)
- Size:** The site is rectangular in shape with a total area of approximately 2,958.22 m² (31,842 sq. ft.).
- Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the installation of an exterior security gate and pedestrian door at the strata's parkade entrance.

RECOMMENDATION:

THAT Council receive this report for information.

2.3 REZONING REFERENCE #22-08

- Applicant:** Amacon Construction Ltd.
500-856 Homer Street
Vancouver, BC V6B 2W5
Attn: Sean O'Flynn
- Address:** 2211 and 2271 Rosser Street

Lot 33 District Lot 119 Group 1 New Westminster District Plan 34764, and
Lot 48 District Lot 119 Group 1 New Westminster District Plan 40447
(see *attached* Sketch #3)
- From:** M2 and M2r General Industrial District
- To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, C9 Urban Village Commercial District and the Brentwood Town Centre Development Plan as guidelines)
- Size:** The site is irregular in shape with a total area of approximately 4,321.73 m² (46,519 sq. ft.)
- Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of a high-density mixed-tenure residential development atop street fronting retail and underground parking.

Zoning District	Maximum Potential Density
RM4s	3.60 FAR
RM4r	1.70 FAR
RM4s Density Offset	0.85 FAR
C9	TBD
TOTAL	6.15 +/- FAR

RECOMMENDATION:

THAT Council receive this report for information.

2.4 REZONING REFERENCE #22-09

Applicant: Amacon Construction Ltd.
 500-856 Homer Street
 Vancouver, BC V6B 2W5
 Attn: Sean O’Flynn

Address: 5166 Halifax Street

Lot 44 District Lot 125 Group 1 New Westminster District Plan 33521
 (see *attached* Sketch #4)

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM4 Multiple Family Residential District, RM4r Multiple Family Residential District, and the Brentwood Town Centre Development Plan as guidelines)

Size: The site is irregular in shape with a total area of approximately 7,791 m² (83,862 sq. ft.)

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a mid-rise residential rental development atop underground parking.

Zoning District	Maximum Potential Density
RM4	1.70 FAR
RM4r	1.70 FAR
RM4 Density Offset	0.85 FAR
TOTAL	4.25 FAR

RECOMMENDATION:

THAT Council receive this report for information.

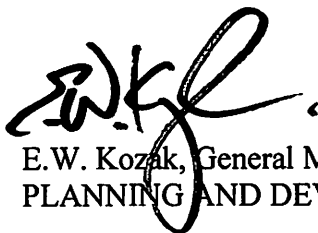
2.5 REZONING REFERENCE #22-10

- Applicant:** Radiant City Architecture Inc.
#222 – 1118 Homer Street
Vancouver, BC V6B 6L5
Attn: Ron Bijok
- Address:** 7400 Fraser Park Drive

Parcel A District Lot 166A Group 1 New Westminster District Reference
Plan 77603
(see *attached* Sketch #5)
- From:** CD Comprehensive Development District (based on M1 Manufacturing
District and M5 Light Industrial District guidelines)
- To:** Amended CD Comprehensive Development District (based on M1
Manufacturing District and M5 Light Industrial District guidelines)
- Size:** The site is rectangular in shape with a total area of approximately
8,251.79 m² (88,822 sq. ft.).
- Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit an
addition to the existing industrial building.

RECOMMENDATION:

THAT Council receive this report for information.

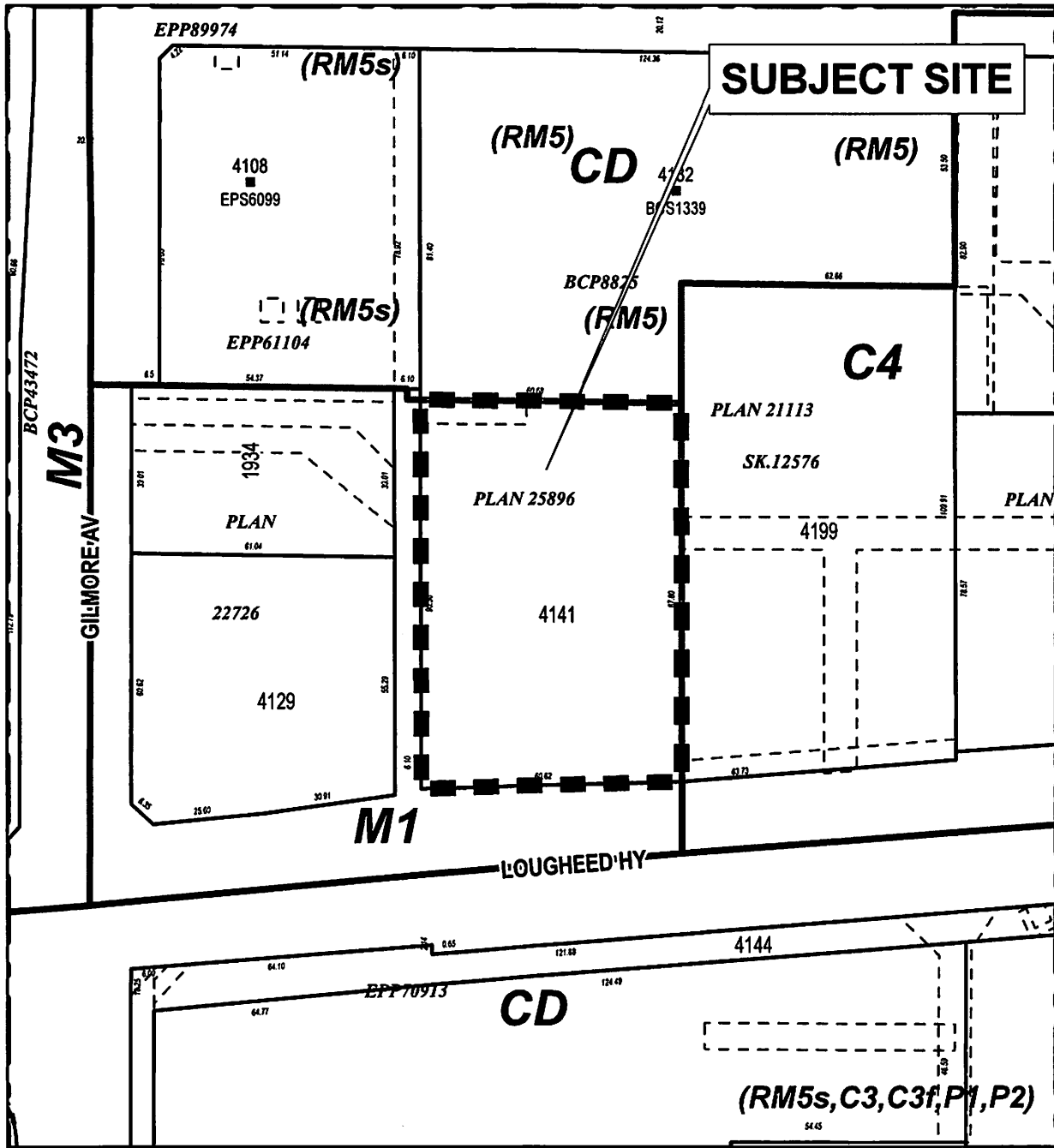




E. W. Kozak, General Manager
PLANNING AND DEVELOPMENT

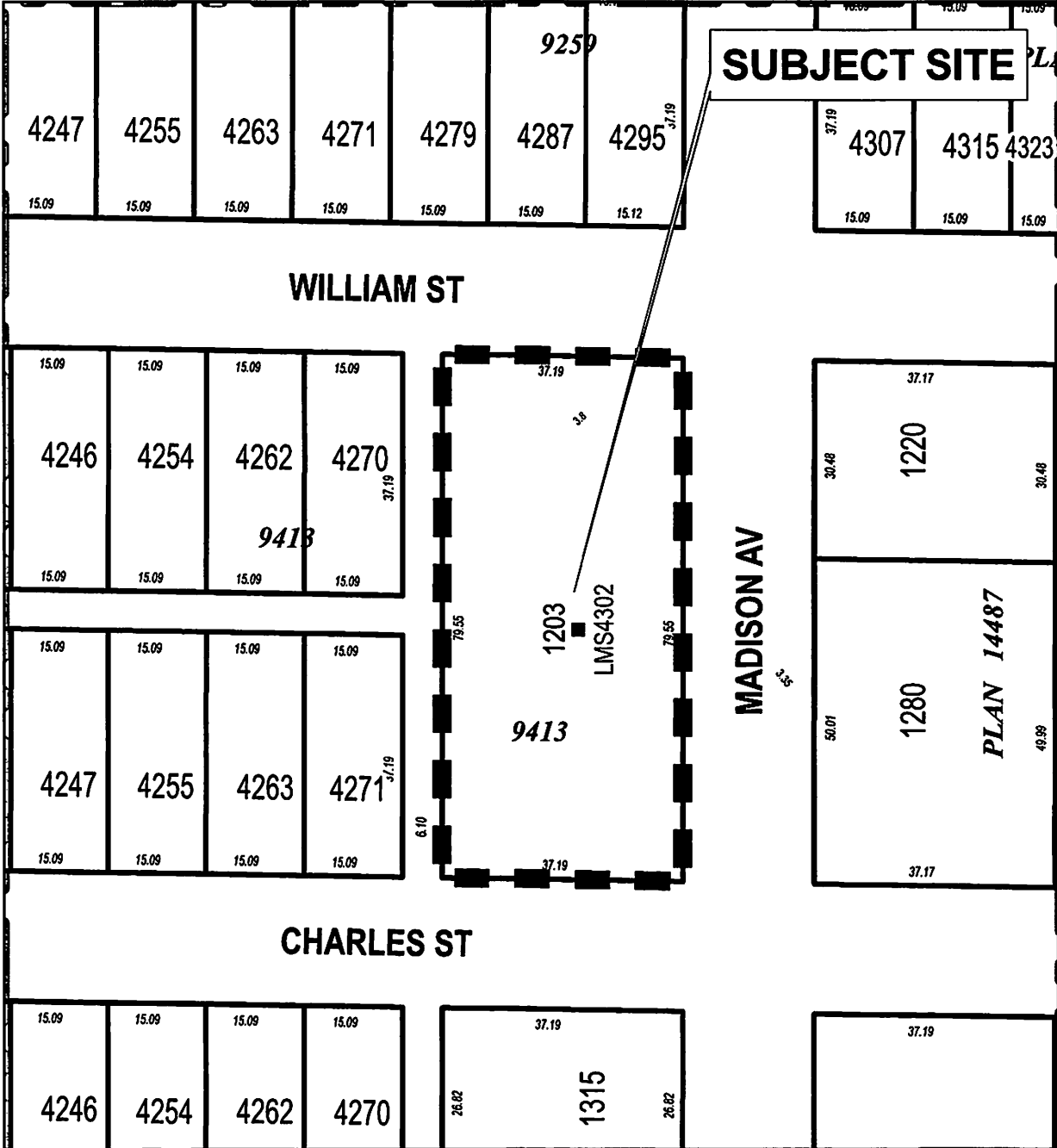
JBS:tn
Attachments



cc: Lands and Facilities Department, Attn: Realty and Lands

P:\49500 Rezoning\01 Rezoning Series\2022\Rezoning Cover Rpt 2022.06.20.docx

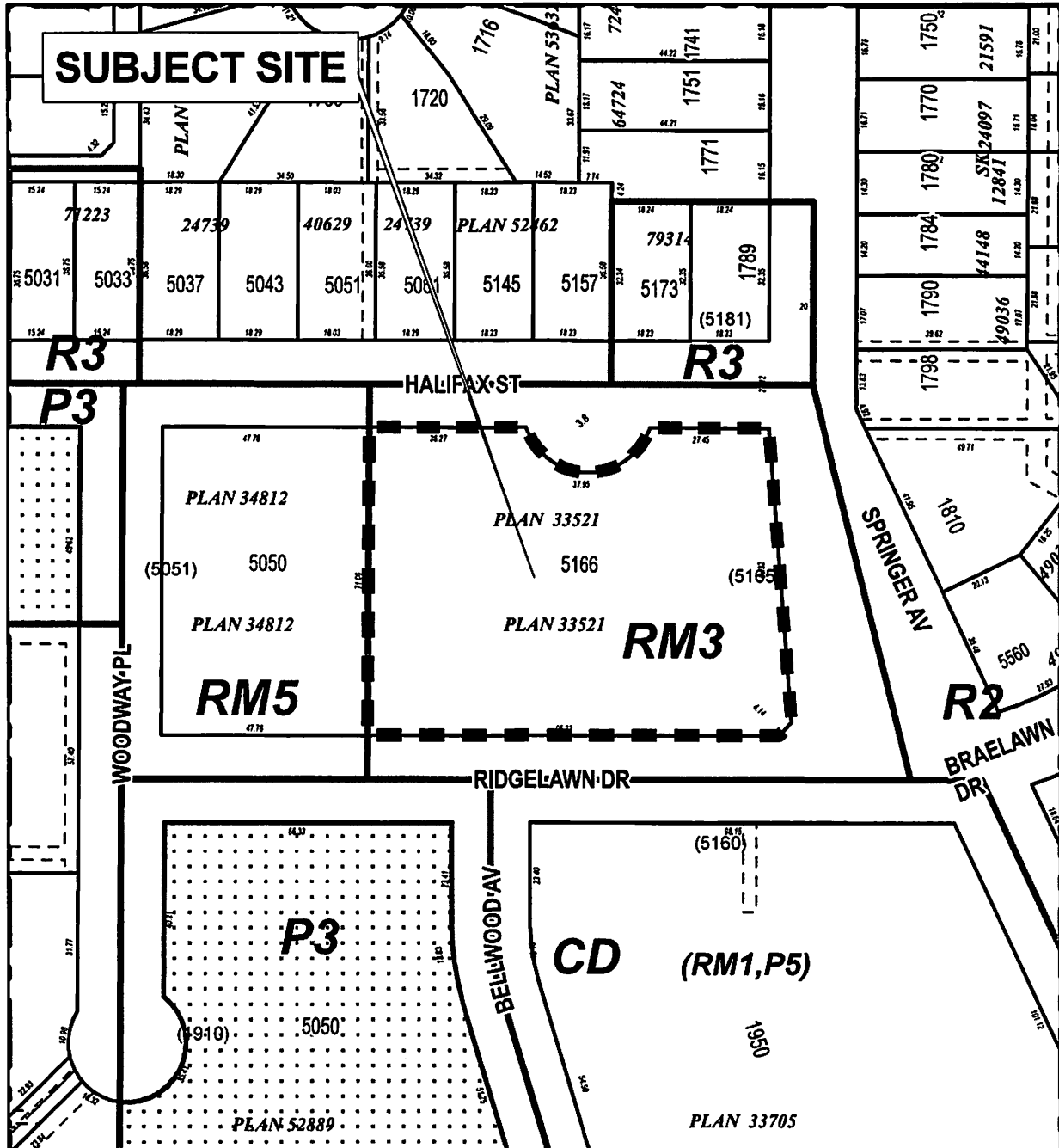



 <p>City of Burnaby</p>	<p>PLANNING AND DEVELOPMENT DEPARTMENT</p>
<p>Date: MAR 31 2022</p>	<p>REZONING REFERENCE #22-06 4141 LOUGHEED HIGHWAY</p>
<p>scale: 1:1,500</p>	
<p>Drawn By: JS</p>	
<p> Subject Site</p>	




 <p>City of Burnaby</p>	<p>PLANNING AND DEVELOPMENT DEPARTMENT</p>
<p>Date: APR 19 2022</p>	<p>REZONING REFERENCE #22-07 1203 MADISON AVENUE</p> <p> Subject Site</p>
<p>scale: 1:1,000</p>	
<p>Drawn By: JS</p>	

Sketch #2




 City of Burnaby
 Date: APR 21 2022
 scale: 1:1,500
 Drawn By: JS

PLANNING AND DEVELOPMENT DEPARTMENT
 REZONING APPLICATION #22-09
 5166 HALIFAX STREET
 Subject Site

