

ITEM 10
MANAGER'S REPORT NO. 23
COUNCIL MEETING 90/03/26

RE: REZONING APPLICATIONS

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1990 MARCH 22

FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 02.263

RE: **REZONING APPLICATIONS**

PURPOSE: To submit the current series of new rezoning applications for Council's consideration.

RECOMMENDATION:

1. THAT Council set a Public Hearing for this group of rezonings on 1990 April 24 except where noted otherwise in the individual reports.

REPORT

Attached please find reports on outstanding rezoning applications. A short form notation of the report recommendations are also outlined for the convenience of Council.

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Item #1 RZ#1/90	309	310

Application for the rezoning of:

Lot 191, D.L. 126, Plan 31611;
Lot 518, D.L. 126, Plan 40683;

From: R2 Residential District

To: R3 Residential District

Address: 1459 and 1509 South Springer Avenue

RECOMMENDATION:

- 1) Council not give favourable consideration to this rezoning request.

Item #2
RZ#4/90

Application for the rezoning of: 313 315

Legal: See Schedule "A" in the rezoning report.

From: R5 and R9 Residential District

To: CD Comprehensive Development District
(based on RM3 guidelines)

Address: 7128, 7130, 7134, 7138,
7144 Edmonds Street;
7131, 7137, 7143 - 18th Avenue;

RECOMMENDATION:

- 1) Staff be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing.

Item #3
RZ#5/90

Application for the rezoning of: 319 321

See Schedule "A" in the rezoning report.

From: C3, CD (C3), C4, R5, P8 and M1 District

To: CD Comprehensive Development District
(based on the C3 and RM5 District guidelines)

Address: 4315, 4343, 4411, 4417,
4431 Loughheed Highway;
4412, 4422, 4432 Buchanan Street;
4350, 4360, 4382 Halifax Street;

RECOMMENDATION:

- 1) Staff be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing.

Item #4
RZ#6/90

Application for the rezoning of: 325 327

Parcel 1, D.L. 4, Ref. Plan 73832;

From: CD Comprehensive Development District
(based on C3 and Community Plan 5/10
guidelines) and C7 Drive-In Restaurant
District.

To: "Amended" CD Comprehensive Development
District (based on C3 and Community
Plan 5/10 guidelines)

Address: 3495 North Road

RECOMMENDATIONS:

- 1) Rezoning Bylaw be prepared and advanced to First Reading on 1990 April 02 and to a Public Hearing on 1990 April 24 at 7:30 p.m.
- 2) Prerequisites (a) to (c)

Item #5
RZ#7/90

Application for the rezoning of:

331 333

Lot A, D.L. 153, Group 1, Plan 72824

From: CD Comprehensive Development District
(based upon the C3 District guidelines)

To: "Amended" CD Comprehensive Development
District (based upon the RM5 and C3
District guidelines)

Address: 4361 Kingsway

RECOMMENDATION:

- 1) Staff be authorized to work with the applicant towards the preparation of a suitable plan of development for commercial uses in line with the adopted Metrotown Development Plan and the governing Comprehensive Development zoning (RZ #18/86).

Item #6
RZ#8/90

Application for the rezoning of:

339 341

Parcel One, D.L. 30, Plan 80516;

From: C1 Neighbourhood Commercial District
and C4 Service Commercial District

To: C2a Community Commercial District

Address: 7557 Edmonds Street

RECOMMENDATION:

- 1) Council not give favourable consideration to the rezoning request.

Item #7
RZ#9/90

Application for the rezoning of:

344 346

Lot "E" except part dedicated Road Plan 80030,
D.L. 96, Plan 16653;

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

To: C2a Community Commercial District

Address: 6879 Kingsway

RECOMMENDATION:

- 1) Council not give favourable consideration to this rezoning request.

Item #8
RZ #10/90 Application for the rezoning of: 350 352

Portion of Parcel 3 except Airspace Parcel
One, Plan 79744, D.L. 153, Ref. Plan 79648;

From: CD Comprehensive Development District
(based on C3, RM5 and P2 guidelines)

To: "Amended" CD Comprehensive Development
District (based on C3a guidelines)

Address: Portion of 4700 Kingsway

RECOMMENDATION:

- 1) Rezoning Bylaw be prepared and
advanced to First Reading on 1990
April 02 and to a Public Hearing on
1990 April 24 at 7:30 p.m.
Prerequisite (a).

Item #9
RZ#11/90 Application for the rezoning of: 357 358

Parcel "A", D.L. 32, Plan 74046

From: R5 Residential District

To: CD Comprehensive Development District
(based on RM4 Multiple Family Residential
District guidelines and a maximum
F.A.R. of 1.3)

Address: 5055 and 5065 Irving Street

RECOMMENDATION:

- 1) Staff be authorized to work with the
applicant towards the preparation of
a plan of development suitable for
presentation to a Public Hearing.

Item #10
RZ #12/90 Application for the rezoning of: 362 364

Portion of Parcel A (Exp. Plan 14936), Lot 47,
D.L. 129, Group 1;

From: P1 Neighbourhood Institutional District

To: R4 Residential District

Address: Portion of 1005 Kensington Avenue

RECOMMENDATION:

- 1) Rezoning Bylaw be prepared and advanced
to First Reading on 1990 April 02 and to
a Public Hearing 1990 April 24 at 7:30 p.m.
Prerequisites (a) to (g).

Item #11
RZ #13/90 Application for the rezoning of: 367 369

Parcel 3 except Airspace Parcel One, Plan 79744,
D.L. 153, Group 1, Ref. Plan 79648;

From: CD Comprehensive Development District
(based on C3, RM5 and P2 District guidelines)

To: "Amended" CD (based on C3 and P2 District
guidelines)

Address: 4700 Kingsway

RECOMMENDATION:

- 1) Staff be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing.

Item #12
RZ # 14/90 Application for the rezoning of: 374 375

Lots 1 and 2, D.L. 32, Plan 19795;

From: R4 Residential District

To: R5 Residential District

Address: 5712 and 5748 Nelson Avenue

RECOMMENDATION:

- 1) Council not give favourable consideration to this rezoning request.

Item #13
RZ #15/90 Application for the rezoning of: 378 380

Part of Lot 14 except Firstly: Parcel A
(Bylaw Plan 60615), Secondly: Part subdivided
by Plan 60616, Thirdly: Part subdivided by
Plan 64401, Fourthly: Part subdivided by
Plan 80047, D.L. 71 and D.L. 72, Plan 59477;

From: CD Comprehensive Development District
(based on the Discovery Parks Community
Plan)

To: "Amended" CD Comprehensive Development
District (based on the Discovery Parks
Community Plan)

Address: Part of 3500 Gilmore Way

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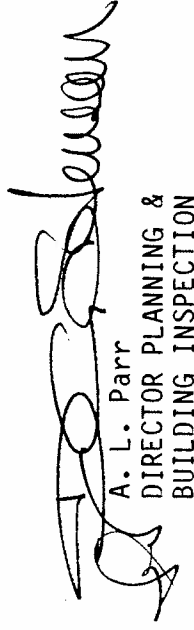
RECOMMENDATIONS:

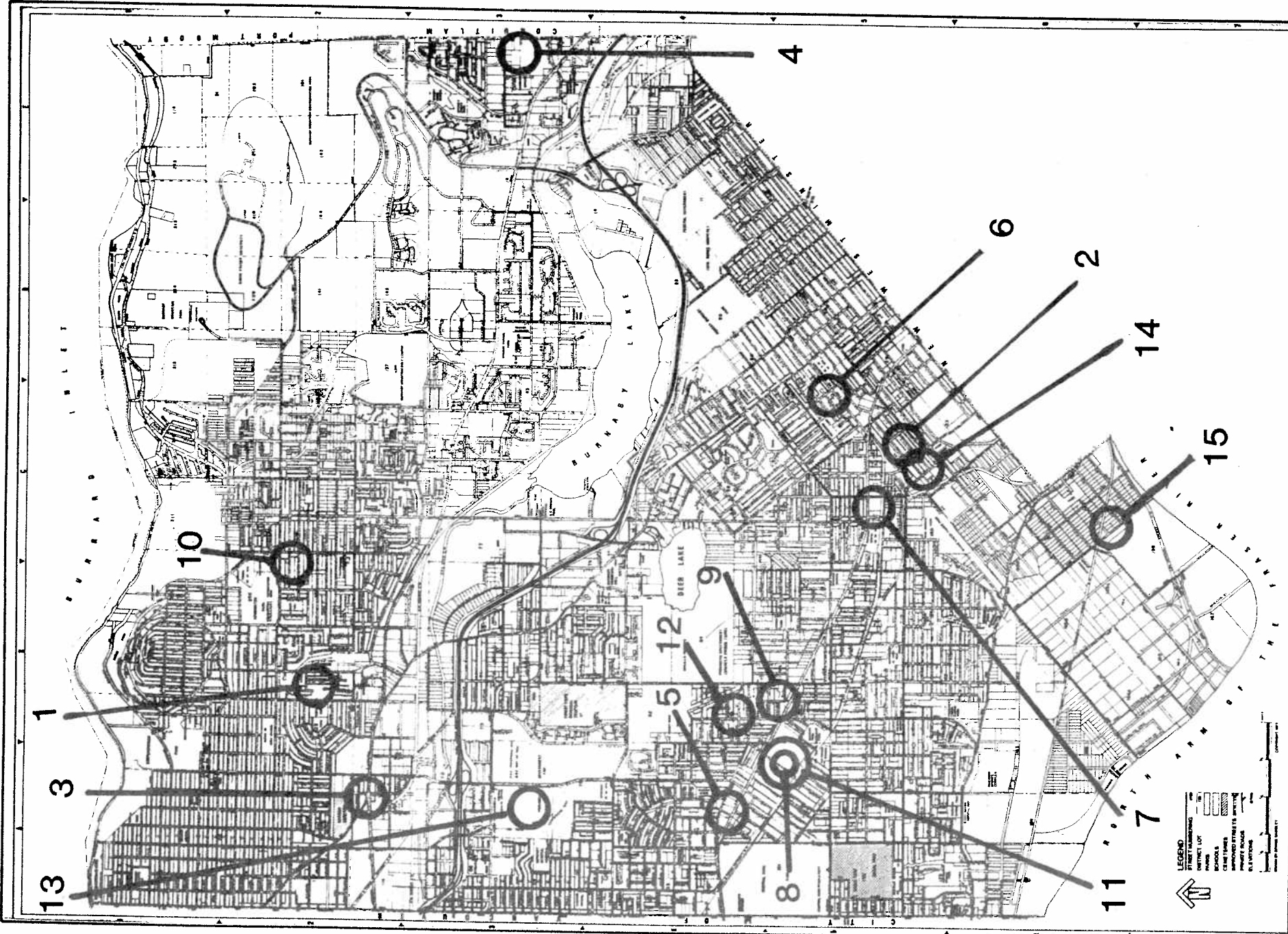
- 1) Staff be authorized to bring forward for abandonment Amendment Bylaw #77/88, Bylaw No. 9107, Rezoning Reference #2/88 after Second Reading has been granted for this new rezoning proposal.

- 2) Rezoning Bylaw be prepared and advanced to First Reading on 1990 April 02 and to a Public Hearing on 1990 April 24 at 7:30 p.m. Prerequisites (a) to (g).

Apd
:ap

Attachments


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



BURNABY
DISTRICT MUNICIPAL ENTERPRISE COORDINATE

COMPILED BY THE
BURNABY PLANNING DEPARTMENT
JUNE 1983



Date: 90 03 26

Scale: n/a

Drawn By: n/a

○
REZONING SERIES KEY MAP
○
DENOTES REZONING ITEMS