

ITEM 17
MANAGER'S REPORT NO. 50
COUNCIL MEETING 92/07/27

TO: MUNICIPAL MANAGER 1992 JULY 27
FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 02.263

SUBJECT: REZONING APPLICATIONS

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

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RECOMMENDATION:

- 1) THAT Council set a Public Hearing for this group of rezonings on 1992 August 25 except where noted otherwise in the individual reports.

R E P O R T

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

<u>Item #1</u>	<u>Page</u>	<u>Recommend.</u>
<u>RZ#26/92</u>	<u>No.</u>	<u>Page No.</u>
Application for the rezoning of: Lot B, D.L. 157, Group 1, Plan 10442	307	309
From: R2 Residential District		
To: R2a Residential District		
Address: 4699 Neville Street		

RECOMMENDATION:

- 1) This application be referred back to staff for further evaluation on the necessary measures to protect the ravine and that the necessary geotechnical report be submitted by the applicant.

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**Item #2
RZ#27/92**

Application for the rezoning of:

Lot 64, Ex. Parcel A (EP 14149), D.L. 68,
Group 1, N.W.D. Plan 12642

From: R5 Residential District

To: R5a Residential District

Address: 3993 Nithsdale Street

313 315

RECOMMENDATION:

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

**Item #3
RZ#28/92**

Application for the rezoning of:

Lot D (AD204996), Block 42, D.L. 69,
Group 1, N.W.D. Plan 1321; Lot A
(AD204995), Lot 5, Lot 6, D.L. 69,
Group 1, N.W.D. Plan 4369; Lot A
(AD204998), D.L. 69, Group 1, N.W.D.
Plan 9844; Lot B (AD204999), D.L. 69,
Group 1, N.W.D. Plan 4369; Lot 8,
Block 43, D.L. 69, Group 1, N.W.D.
Plan 1321; Lot E (AD204997), Block 42,
D.L. 69, Group 1, N.W.D. Plan 1321

318

322

From: C4 Service Commercial District,
C7 Drive-In Restaurant District
and R5 Residential District

To: CD Comprehensive Development
District (Based on RM3 and RM4
Multiple Family Residential
District use and density and a
maximum Floor Area Ratio of 1.227
and Community Plan 8 Guidelines and
in accordance with the Development
Plan entitled "Crossroads - Revised"
prepared by H.R. Hatch Architect)

Address: 3723, 3729, 3730, 3737, 3738,
3745 and 3746 Norfolk Street;
3730, 3738 and 3746 Dominion
Street; 3140 Boundary Road S.;
3707, 3713, 3717, 3723, 3729
and 3733 Canada Way

RECOMMENDATIONS:

- 1) Staff be authorized to bring forward for abandonment Amendment Bylaw #24/92, Bylaw No. 9740, Rezoning Reference #9/92 a predecessor of the current zoning application after Second Reading has been granted for this new rezoning proposal.

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- 2) A Rezoning Bylaw be prepared and advanced to First Reading on 1992 August 10 and to a Public Hearing on 1992 August 25 at 7:30 p.m.
- 3) Prerequisites a) to q).

**Item #4
RZ#29/92**

Application for the rezoning of: 330 332

Lot A, D.L.'s 11 and 25, Group 1, N.W.D.
Plan LMP 3633

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (Based on RM1 Multiple Family Residential District Guidelines and George Derby Lands Development Plan, and a maximum Floor Area Ratio of 0.35)

Address: 8412 Cumberland Place

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 #5
RZ #30/92**

Application for the rezoning of: 336 339

Lot 57, D.L. 119, Plan 41060

From: CD Comprehensive Development District (Based on C3 Commercial District Guidelines)

To: "Amended" CD Comprehensive Development District (Based on C3 Commercial District Guidelines)

Address: 1801 Willingdon Avenue

RECOMMENDATION:

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

Item #6
RZ#31/92

Application for the rezoning of:

344 345

Lot A Ex. Part Road on Plan 86632, D.L. 70,
Group 1, Plan 83132

From: CD Comprehensive Development
District (Based on M5 Manufacturing
District Guidelines)

To: "Amended" CD Comprehensive
Development District (Based on M5
Manufacturing District Guidelines
and in accordance with the development
plan entitled "BC TEL Mobility Skysign"
prepared by Imperial Sign Ltd.)

Address: 4519 Canada Way

RECOMMENDATIONS:

- 1) A Rezoning Bylaw be prepared and
advanced to First Reading on 1992
August 10 and to a Public Hearing on
1992 August 25 at 7:30 p.m.
- 2) Prerequisites a) and b).

Item #7
RZ#32/92

Application for the rezoning of:

351

352

Lot 99 S. 41 Ft., D.L. 135, Group 1,
N.W.D. Plan 4484; Lot 99 Ex. S. 41 Ft.,
D.L. 135, Group 1, N.W.D. Plan 4484;
Block 100 Ex. Parcel "A" and Road (EP 13753),
D.L. 135, Group 1, N.W.D. Plan 4484;
Parcel "A" (EP 13753), Lot 100, D.L. 135,
Group 1, N.W.D. Plan 4484

From: R4 Residential District

To: CD Comprehensive Development
District (Based on RM1 Multiple
Family Residential District and
Community Plan 7 Guidelines)

Address: 1570, 1580, 1632 and
1636 Duthie Avenue

RECOMMENDATION:

- 1) Planning and Building Inspection
Department be authorized to work with
the applicant towards the preparation
of a plan of development suitable for
presentation to a Public Hearing.

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Item #8
RZ#33/92

Application for the rezoning of:

Portion of Lot 128, D.L. 8, Group 1,
N.W.D. Plan 47196

356 357

From: C1 Neighbourhood Commercial District

To: R2 Residential District

Address: Portion of 2761 North Road

RECOMMENDATIONS:

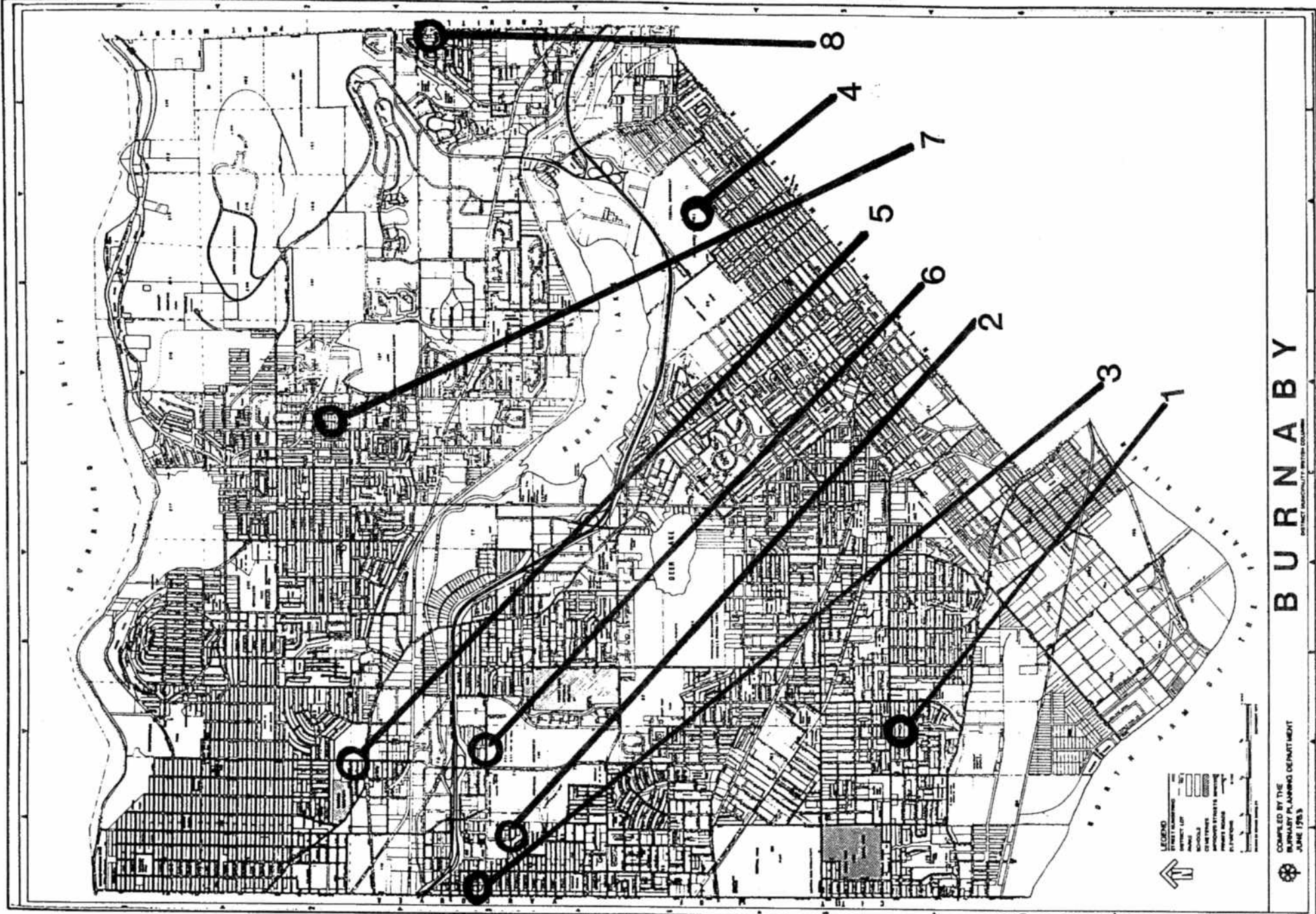
- 1) A Rezoning Bylaw to be prepared and advanced to First Reading on 1992 August 10 and to a Public Hearing on 1992 August 25 at 7:30 p.m.
- 2) Prerequisites a) to c).

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Attachments



D.G. Stenson, Acting Director
Planning and Building



BURNABY



CITY OF BURNABY
BURNABY
 Planning &
 Building Inspection
 Department

REZONING KEY MAP

1992 JULY 27

○ ITEM NUMBER

306

Date:
1992 JULY 27

Scale:
N/A

Drawn By:
N/A