

TO: CITY MANAGER 1992 SEPTEMBER 28
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 October 27 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.

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Item #1	307	308
RZ#35/92	Application for the rezoning of:	
	Lots 11, 12, 13 and 14, Block 27, D.L. 53,	
	LD 37, Plan 3037	

From: R5 Residential District

To: CD Comprehensive Development District
(based on RM2 Multiple Family Residential
District Guidelines)

Address: 7156/7164/7170/7178 Stride Avenue

RECOMMENDATION:

- 1) The 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.

NOTE: REZONING REFERENCE #36/92 HAS PREVIOUSLY BEEN PRESENTED.

**Item #2
RZ#37/92**

Application for the rezoning of: 312 315

Lot 45, Plan 40140, D.L. 186, Group 1, N.W.D.

From: CD Comprehensive Development District
(based on RM4 Multiple Family Residential
District Guidelines)

To: "Amended" CD Comprehensive Development
District (based on RM4 Multiple Family
Residential District and P5 Community
Institutional District Guidelines)

Address: 3755 McGill Street

RECOMMENDATIONS:

- 1) A copy of this report be sent to the
Heritage Advisory Committee.
- 2) A rezoning bylaw be prepared and advanced to
First Reading on 1992 October 05 and submitted
to a Public Hearing on 1992 October 27 at
7:30 p.m.
- 3) Prerequisites a) to c).

**Item #3
RZ#38/92**

Application for the rezoning of: 318 319

Lot "A", D.L. 95, Group 1, NWD Plan 5405;
Lot 4, Block "B", D.L. 95, Group 1, NWD Plan 1264

From: R5 Residential District

To: RM2 Multiple Family Residential District

Address: 6936/6916 Balmoral 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#39/92**

Application for the rezoning of:

323 324

Lot 83, D.L. 34, Group 1, NWD Plan 36600

From: C4 Service Commercial and
R5 Residential District

To: CD Comprehensive Development District
(based on C2 Community Commercial
District Guidelines)

Address: 4021 Kingsway

RECOMMENDATION:

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

**Item #5
RZ #40/92**

Application for the rezoning of:

328 330

Lot 80, D.L.'s 1 and 2, Group 1, NWD
Plan 50027

From: C1 Neighbourhood Commercial District

To: C3 General Commercial District

Address: 4327 North Road

RECOMMENDATION:

- 1) Council not give favourable consideration.

**Item #6
RZ#41/92**

Application for the rezoning of:

334 335

Lots 16 and 17, Group 1, D.L. 29, Plan 9201 and
Lot 18, Block 2, Group 1, D.L. 29, Plan 3035

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

To: RM3 Multiple Family Residential District

Address: 7543/7585 Kingsway

RECOMMENDATION:

- 1) This rezoning application be held in abeyance pending conclusion of the subject area review.

**Item #7
RZ#42/92**

Application for the rezoning of:

340 342

Parcel One, D.L.'s 117 and 118, Group 1, NWD
Ref. Plan 79213 Exc. the 8.992 hectare portion
shown on Dwg. No. 464-57-D64

From: M3 Heavy Industrial District

To: CD Comprehensive Development
District (based on M5 District
Light Industrial District Guidelines)

Address: Ptn. of property at 3777 Loughheed Highway

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 #8
RZ#43/92**

Application for the rezoning of:

345 347

Parcel One (Expl. Plan 9102) Exc. Firstly:
Parcel "A" (Expl. Plan 9141) and Secondly:
Parcel Two (Expl. Plan 11457) of Block 6,
D.L. 136, Group 1, NWD Plan 3050

From: R2 Residential District

To: R2a Residential District

Address: 2609 Phillips Avenue

RECOMMENDATIONS:

- 1) A Rezoning Bylaw be prepared and advanced to First Reading on 1992 October 05 and to a Public Hearing on 1992 October 27 at 7:30 p.m., and that the following be established as prerequisites:

- a) and b).

ITEM	19
MANAGER'S REPORT NO.	60
COUNCIL MEETING	92/09/28

Item #9
RZ #44/92

Application for the rezoning of:

351 353

Big Bend Lands within District Lots 162, 163, 164 and 165, Group 1, NWD as noted on Schedule A

From: CD Comprehensive Development District (based on Big Bend Development Plan)

To: "Amended" CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District Guidelines and a Development Concept Plan and Associated Guidelines)

Address: 73 properties in Big Bend Lands

RECOMMENDATION:

- 1) Council endorse the development concepts outlined in this report and authorize staff to work with the applicant towards the preparation of Comprehensive Development zoning regulations and a development concept plan and associated guidelines for presentation to a future Public Hearing.

Item #10
RZ #45/92

Application for the rezoning of:

364 366

Lot 23, Block 1, D.L. 95, Plan 556 Exc. Plan BLA29338 6845-7250-2810-1025

From: C4 Service Commercial District

To: CD Comprehensive Development District (based on RM5 Multiple Family Residential, P5 Community Institutional and C2 Community Commercial District Guidelines)

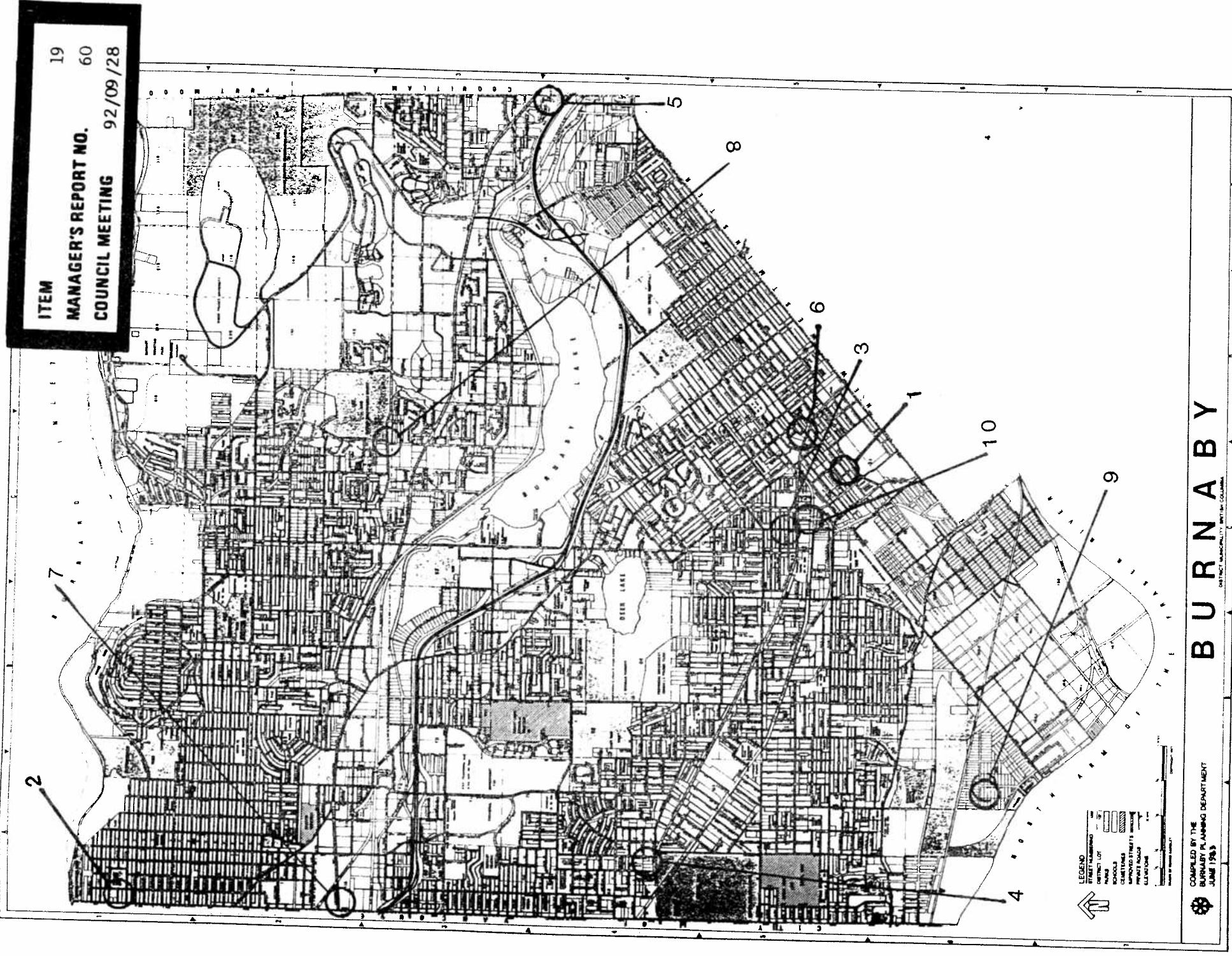
Address: 7026 Kingsway

RECOMMENDATIONS:

- 1) Staff be authorized to pursue a Community Plan Review of the subject site and the neighbouring properties bounded by Greenford Avenue, Kingsway, Griffiths Avenue and Beresford Street.
- 2) This rezoning application be held in abeyance pending conclusion of the subject Community Plan review.



D.G. Stenson, Acting Director
Planning and Building



ITEM 19
 MANAGER'S REPORT NO. 60
 COUNCIL MEETING 92/09/28

COMPILED BY THE
 BURNABY PLANNING DEPARTMENT
 JUNE 1983

BURNABY

DATE: 1992 SEPTEMBER 28

REZONING KEY MAP

1992 SEPTEMBER 28

SCALE: N/A

DRAWN BY: N/A

○ ITEM NUMBER