

ITEM	10
MANAGER'S REPORT NO.	33
COUNCIL MEETING	93/05/17

TO: CITY MANAGER 1993 MAY 12

FROM: ACTING 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 1993 June 15 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>Page No.</u>	<u>Recommend. Page No.</u>
Item #1	Application for the rezoning of:	315	319
RZ #11/93	Lot 176, D.L. 59, Group 1, N.W.D. Plan 52964		
	From: A2 Small Holdings District		
	To: CD Comprehensive Development District (based on R2 Residential District guidelines)		
	Address: 2695 Bainbridge 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 #2 Application for the rezoning of: 323 325
RZ #12/93

Portion of Lot 39, D.L. 99, Group 1,
N.W.D. Plan 32560

From: P1 Neighbourhood Institutional
District

To: R3 Residential District

Address: Portion of 7283 Nelson Avenue

RECOMMENDATION:

- 1) Rezoning Bylaw be prepared and advanced to First Reading on 1993 May 25 and to a Public Hearing on 1993 June 15 at 7:30 p.m.
- 2) Prerequisites (a) to (d).

Item #3 Application for the rezoning of: 328 331
RZ #13/93

Portion of Lot 1, except Parcel A
(Bylaw Plan 86886), D.L. 125,
Group 1, N.W.D. Plan 70850

From: M6 Truck Terminal District

To: M2 General Industrial District

Address: Portion of 2225 Douglas Road

Item #6 Application for the rezoning of: 350 352
 RZ #16/93 Lot 62, D.L. 38, Group 1, N.W.D.
 Plan 66970

From: R9 Residential District
To: R9a Residential District
Address: 4378 Halley Avenue

RECOMMENDATION:

- 1) Rezoning Bylaw be prepared and advanced to First Reading on 1993 May 25 and to a Public Hearing on 1993 June 15 at 7:30 p.m.

Item #7 Application for the rezoning of: 355 362
 RZ #17/93 East 10' Lot 12, Block 12, D.L. 116,
 Group 1, N.W.D. Plan 1236;
 West 30' Lot 11, Block 12, D.L. 116,
 Group 1, N.W.D. Plan 1236;
 East 10' Lot 11, Block 12, D.L. 116,
 Group 1, N.W.D. Plan 1236;
 Lot 10, Block 12, D.L. 116, Group 1,
 N.W.D. Plan 1236;
 Lots 35 and 36, Block 9, D.L. 121,
 Group 1, N.W.D. Plan 1054

From: R5 Residential District
To: CD Comprehensive Development District (based on P8 Parking District guidelines)
Address: 4091, 4095 and 4107 Pender Street; 450 Gilmore Avenue

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Item #9 Application for the rezoning of: 374 378
RZ #19/93

Lot 150, D.L.'s 32 and 152, Group 1,
N.W.D. Plan 45513

From: CD Comprehensive Development
District (based on C3 General
Commercial District guidelines)

To: "Amended" CD Comprehensive
Development District (based on
C3 General Commercial District
guidelines)

Address: 5021 Kingsway

RECOMMENDATION:

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

Item #10 Application for the rezoning of: 382 385
RZ #20/93

Lots 18 and 19, D.L. 99, Group 1,
N.W.D. Plan 2458

From: R4 Residential District

To: R5 Residential District

Address: 4725 and 4741 Rumble Street

RECOMMENDATION:

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

Item #11 Application for the rezoning of: 389 393
 RZ #21/93

Lots B and C, D.L. 29, Group 1,
 N.W.D. Plan 4619

From: C4 Service Commercial
 District

To: C3a General Commercial
 District

Address: 7636 Kingsway

RECOMMENDATION:

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

Item #12 Application for the rezoning of: 398 400
 RZ #22/93

Lots 3 and 4, Block 79, D.L. 127,
 Group 1, N.W.D. Plan 4953

From: R2 Residential District

To: R5 Residential District

Address: 260 and 274 S. Howard Avenue

RECOMMENDATION:

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

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Item #13 Application for the rezoning of: 403 407
RZ #23/93

Lot 61 except northwesterly
10 feet being measured at right
angles to the northwesterly boundary,
Group 1, D.L. 95, Plan 1152;
Lot 62 except northwesterly
10 feet, Group 1, D.L. 95, Plan 1152;
Lot 63 except northwesterly
10 feet, Group 1, D.L. 95, Plan 1152;
Lot 46 except the southeasterly
10 feet, Group 1, D.L. 95, Plan 1152;
Lot 45 except southerly 10 feet,
Group 1, D.L. 95, Plan 1152;
Lot 44 except southeasterly 10 feet,
Group 1, D.L. 95, Plan 1152

From: R5 Residential District

To: CD Comprehensive Development
District (based on RM2
Multiple Family Residential
District density and use)

Address: 7183, 7189 and 7195 Seventeenth
Avenue; 7182, 7188 and 7194
Eighteenth Avenue

RECOMMENDATION:

- 1) Introduction of a Highway
Exchange Bylaw, be authorized
according to the terms outlined
in Section 3.2 of this report,
contingent upon the granting by
Council of Second Reading of
the subject Rezoning Bylaw.
- 2) Rezoning Bylaw be prepared and
advanced to First Reading on
1993 May 25 and to a Public
Hearing on 1993 June 15 at
7:30 p.m.
- 3) Prerequisites (a) to (m).

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Item #14 Application for the rezoning of: 411 415
 RZ #24/93 Lot 4, D.L. 94, Group 1, N.W.D.
 Plan LMP5547

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential District density and use and on the Oakalla Development Plan as guidelines)

Address: 5950 Oakdale Road

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 #15 Application for the rezoning of: 420 424
 RZ #25/93 Lot 11, D.L. 84, Group 1, N.W.D.
 Plan LMP5547

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential District density and use and on the Oakalla Development Plan as guidelines)

Address: 5221 Oakmount Crescent

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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 #16 Application for the rezoning of: 429 432
RZ #26/93

Lots 6 and 7, D.L.'s 84 and 94,
 Group 1, N.W.D. LMP5547

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (based on the Oakalla Development Plan guidelines)

Address: 5260 and 5250 Oakmount Crescent

RECOMMENDATION:

- 1) Staff be authorized to work with the applicant towards the preparation of a plan of development based on Sketch #4, which is suitable for presentation to a Public Hearing, on the understanding that a more detailed report will be submitted at a later date.

Item #17 Application for the rezoning of: 440 443
RZ #27/93

Lot 60, Block 7, D.L.'s 59 and 137,
 Group 1, N.W.D. Plan 3050

From: R2a Residential District

To: R2 Residential District

Address: 7530 Broadway Avenue

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RECOMMENDATION:

- 1) Application be referred back to staff to prepare a subdivision guideplan for the site based on the R2 Residential District for discussion with the applicant, and a further report to Council.

Item #20 Application for the rezoning of: **460 467**
RZ #30/93

Lot 2, D.L. 153, Group 1, N.W.D. Plan 2660;
 Lots 3 N1/2 and 3 s1/2, D.L. 153, Group 1, N.W.D. Plan 2660;
 Lot 4, Block 13, D.L. 153, Group 1, N.W.D. Plan 2660;
 Parcel "A" (BY36263E) Lot 5, D.L. 153, Group 1, N.W.D. Plan 2660;
 Lot 26, D.L. 153, Group 1, N.W.D. Plan 2660;
 Lot 27, D.L. 153, Group 1, N.W.D. Plan 2660;
 Parcel "C" (BY83703E) Lot 6, D.L. 153, Group 1, N.W.D. Plan 2370;
 Northerly 71' of Lot "E", Block 13, D.L. 153, Group 1, N.W.D. Plan 9754, said N. 71' having frontage of 71' on Cassie Avenue by full depth of said Lot "E" and adjoining Lot 26

From: R5 Residential District

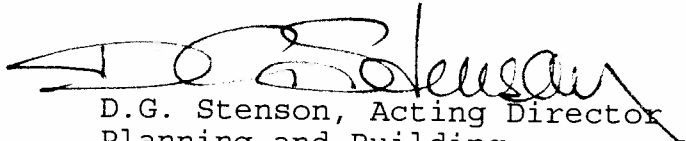
To: CD Comprehensive Development District (based on C3 General Commercial District and RM5 Multiple Family Residential District guidelines)

Address: 6046, 6062, 6068 and 6074 Willingdon Avenue; 6061, 6051, 6084 and 6073 Cassie Avenue

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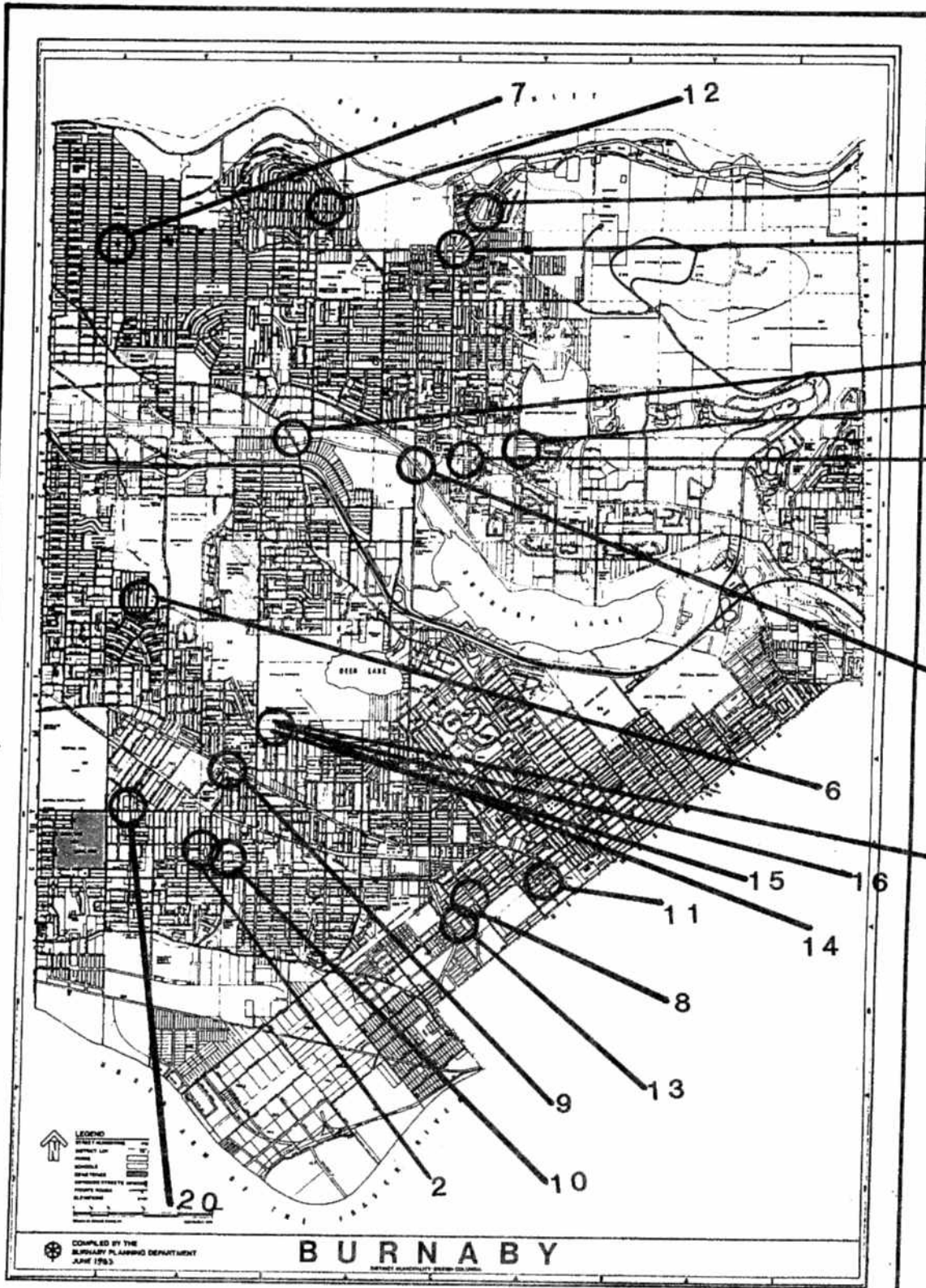
RECOMMENDATION:

- 1) Proposed revised Metrotown Area 14, North Block development concept as outlined in Section 4.0 of this report be approved.
- 2) Land exchange involving the inclusion of some City-owned lands in the development site and the dedication of City property for road rights-of-way to permit the construction by this developer of required street improvements around his site in accordance with Section 6.0 of this report be approved in principle, subject to the submission of a more detailed report and subject to the applicant pursuing the rezoning proposal to completion.
- 3) Staff be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing.


D.G. Stenson, Acting Director
Planning and Building

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Attach.



Date:
1993 MAY 17

Scale:

N/A

Drawn By:

N/A



BURNABY

Planning &
Building Inspection
Department

REZONING KEY MAP - 1993 MAY 17



ITEM NUMBER

