

ITEM	21
MANAGER'S REPORT NO.	44
COUNCIL MEETING	94/07/25

**TO:** CITY MANAGER 1994 JULY 25

**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.

**RECOMMENDATION:**

1. **THAT** Council set a Public Hearing for this group of rezonings on 1994 August 23 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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<b>Item #1</b> <b>RZ #34/94</b>	Application for the rezoning of:  Ptn. Lot A, D.L. 69, Group 1, N.W.D. Plan 17722	310	313
	<b>From:</b> M6 Truck Terminal District		
	<b>To:</b> M2 General Industrial District		
	<b>Address:</b> Ptn. 3925 Myrtle Street		

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**RECOMMENDATIONS:**

1. Staff be authorized to bring forward for abandonment Amendment Bylaw No. 25, 1991, Bylaw No. 9593, Rezoning Reference #12/91, a predecessor of the current rezoning application, after Second Reading has been granted for this new rezoning proposal.
2. Rezoning Bylaw be prepared and advance to First Reading on 1994 August 08 and to a Public Hearing on 1994 August 23 at 7:30 p.m.
3. Prerequisites a) to d).

**Item #2**  
**RZ #36/94**

Application for the rezoning of:                      317                      319

Ptn. 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.'s 71 and 72, Group 1, N.W.D. Plan 59477

**From:** CD Comprehensive Development District

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

**Address:** N. Ptn. 3800 Gilmore Way

**RECOMMENDATION:**

1. Discovery Parks Community Plan be adjusted to accommodate this proposal and that staff 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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<b>Item #3</b> <b>RZ #37/94</b>	Application for the rezoning of:  Lot 82, D.L. 98, Group 1, N.W.D. Plan 34549  <b>From:</b> M1 Manufacturing District  <b>To:</b> CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density, and in accordance with the Development Plan entitled "Beresford House" prepared by W.A. Fougere)  <b>Address:</b> 7170 Antrim Avenue	324	328

**RECOMMENDATIONS:**

1. Staff be authorized to bring forward for abandonment Bylaw No. 10,008, Amendment Bylaw No. 4, 1994, Rezoning Reference #70/93, a predecessor of the current zoning application, after Second Reading has been granted for this new rezoning proposal.
2. Rezoning Bylaw be prepared and advanced to First Reading on 1994 August 08 and to a Public Hearing on 1994 August 23 at 7:30 p.m.
3. Prerequisites a) to m).

<b>Item #4</b> <b>RZ #38/94</b>	Application for the rezoning of:  Lot 27, D.L. 79, Group 1, N.W.D. Plan 31328  <b>From:</b> A2 Small Holdings District  <b>To:</b> CD Comprehensive Development District (based on P2 Administration and Assembly District Guidelines)	332	335
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**Address:**        4990 Canada Way

**RECOMMENDATION:**

1.     Staff be authorized to work with the applicant on a suitable plan of development for the site.

**Item #5**                      Application for the rezoning of:                      339                      343  
**RZ #39/94**

Ptn. Lot B, D.L. 118, Group 1, N.W.D. Plan  
LMP2973

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

**To:** "Amended" CD Comprehensive  
Development District (based on M5  
Light Industrial District Guidelines,  
and in accordance with the Development  
Plan entitled "Bridge Corporate Centre"  
prepared by John Hollifield Architect)

**Address:**        3855 Henning Drive

**RECOMMENDATIONS:**

1.     Rezoning Bylaw be prepared and advanced to First Reading on 1994 August 08 and to a Public Hearing on 1994 August 23 at 7:30 p.m.
2.     Prerequisites a) to i).

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<b>Item #6</b> <b>RZ #40/94</b>	Application for the rezoning of:  Lot 7, D.L. 91, Group 1, N.W.D. Plan 11642  <b>From:</b> R1 Residential District  <b>To:</b> R3 Residential District  <b>Address:</b> 6511 Canada Way	347	349

**RECOMMENDATION:**

1. Council **not** give favourable consideration.

<b>Item #7</b> <b>RZ #41/94</b>	Application for the rezoning of:  D.L. 155 Except: Firstly: Parcel A (E.P. 8786); Secondly: Parcel B (Ref. Plan 9170); Thirdly: Part on Plan 16380; Fourthly: Part dedicated road on Plan 18016; Fifthly: Part dedicated road on Plan 28236; Sixthly: Part lying south and west on Plan 5594 except part on Plan 18016; Seventhly: Part on statutory right-of-way Plan 68847; Group 1, N.W.D. Plan 3077  <b>From:</b> CD Comprehensive Development District  <b>To:</b> "Amended" CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District and Community Plan as Guidelines)	353	357
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**Address:** 5548 Marshland Avenue

**RECOMMENDATION:**

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

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<b>Item #8</b> <b>RZ #42/94</b>	366	368

Ptn. Lot 1, D.L. 164, Group 1, N.W.D. Plan LMP2257

**From:** CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District as Guidelines, and in accordance with the Development Plan entitled "Glenlyon Concept Plan")

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

**Address:** Ptn. 9198 Glenlyon Parkway

**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.

<b>Item #9</b> <b>RZ #43/94</b>	Application for the rezoning of:	374	377
	Parcel A (E.P. 15692), Lot 1, D.L. 28, Group 1, N.W.D. Plan 632; Parcel B, D.L. 28, Group 1, N.W.D. Plan 55227		

**From:** C2 Community Commercial District and C6a Gasoline Service Station District

**To:** C6b Gasoline Service Station District

**Address:** 7224 and 7274 Canada Way

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**RECOMMENDATIONS:**

1. Adjustment in the Sixth Street Area Study entailed by this proposal be approved.
2. Rezoning Bylaw be prepared and advanced to First Reading on 1994 August 08 and to a Public Hearing on 1994 August 23 at 7:30 p.m.
3. Prerequisites a) to f).

**Item #10  
 RZ #44/94**

Application for the rezoning of: 382 386  
 Ptn. Lot B, D.L. 118, Group 1, N.W.D. Plan LMP2973

**From:** CD Comprehensive Development District

**To:** "Amended" CD Comprehensive Development District (based on M5 Light Industrial District and C2 Community Commercial District Guidelines)

**Address:** Ptn. 3850 Lougheed Hwy.

**RECOMMENDATION:**

1. Staff be authorized to work with the applicant towards the preparation of a plan of development consistent with the development guidelines established for the site and approved by Council through Rezoning Reference #8/93, and suitable for presentation to a Public Hearing.

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<b>Item #11</b> <b>RZ #45/94</b>	393	396
Application for the rezoning of:		
Parcel B (Ref. Plan 15504), Blk. 38, D.L. 159, Group 1, N.W.D. Plan 930		

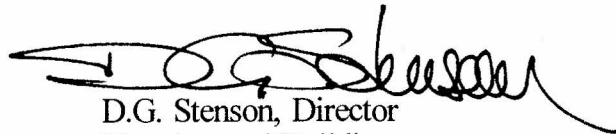
**From:** C4 Service Commercial District

**To:** R2 Residential District

**Address:** 5730 Marine Drive

**RECOMMENDATIONS:**

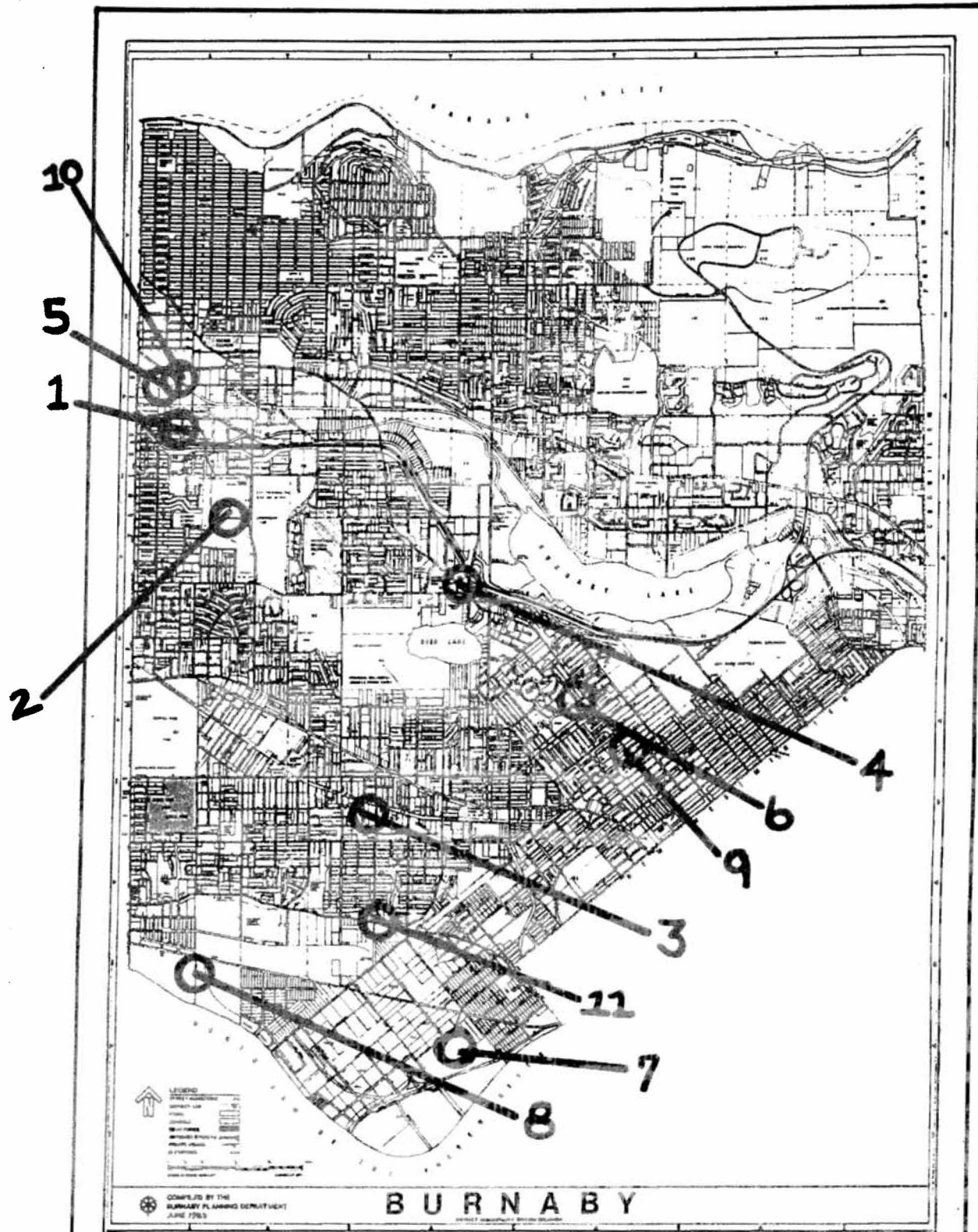
1. Amendment to the Big Bend Development Plan be approved to reflect this rezoning change, upon Second Reading of the Rezoning Bylaw.
2. Rezoning Bylaw be prepared and advanced to First Reading on 1994 August 08 and to a Public Hearing on 1994 August 23 at 7:30 p.m.
3. Prerequisites a) to g).



D.G. Stenson, Director  
Planning and Building

:yg  
Attach.






Date:  
1994 JULY 25

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Scale:  
N/A


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Drawn By:  
N/A

 **BURNABY**  
 Planning &  
 Building Inspection  
 Department

REZONING KEY MAP

1994 JULY 25

 ITEM NUMBER

