

ITEM	17
MANAGER'S REPORT #	35
COUNCIL MEETING	95/07/24

TO: CITY MANAGER 1995 JULY 24

FROM: DIRECTOR PLANNING AND BUILDING

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 1995 August 29 at 7:30 p.m., 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 #17/95	Application for the rezoning of: See Attached Schedule "A"	312	315
	From: Residential R2, Residential R4, Residential R5, Comprehensive Development District, Manufacturing M1 District and Regional Institutional District P6		
	To: P3 (Park and Public Use District)		
	Address: See Attached Schedule "A"		

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RECOMMENDATIONS

1. **THAT** the introduction of Road Closing Bylaws be authorized for Riverway Golf Course and Robert Burnaby Park as described in Section 2.3 of this report.
2. **THAT** the introduction of a Highway Exchange Bylaw be authorized for Kaymar Creek Ravine Park as described in Section 2.3 of this report.
3. **THAT** Council approve, in principal, the creation of an R2 District zoned lot from the redundant Alfred Avenue road right-of-way for future sale by public tender as described in Section 2.3 of this report.
4. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1995 August 14 and to a Public Hearing on 1995 August 29 at 7:30 p.m.
5. **THAT** the following be established as prerequisite to the completion of the rezoning:
 - a) The approval of the Ministry of Transportation and Highways to the rezoning of the properties shown on Sketches #1, #2, #4, #5 and #8.

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Item #2		
RZ #21/95 Application for the rezoning of:	329	331
See Attached Schedule "A"		
From: R5 Residential District		
To: Comprehensive Development District (Multiple Family Residential District RM5)		
Address: See <u>Attached Schedule "A"</u>		

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RECOMMENDATIONS

1. **THAT** staff be authorized to work with the applicant towards the preparation of a plan of development which is suitable for presentation to a Public Hearing, on the understanding that a more detailed report will be submitted at a later date.
2. **THAT** Council authorize staff to pursue a report addressing the possible establishment of an RM8 zoning district as noted in Section 3.3 of this report.

**Item #3
RZ #22/95**

Application for the Rezoning of: 339 341

Lot 2, D.L. 28, Group 1, Plan 6655

From: Service Commercial District (C4)

To: R5 Residential District

Address: 7224 Sixth Street

RECOMMENDATIONS:

1. **THAT** an adjustment to the Sixth Street Area Study entailed by this proposal be approved to take effect upon Second Reading of the Rezoning Bylaw being granted and that a Rezoning Bylaw be prepared and advanced to First Reading on 1995 August 14 and to a Public Hearing on 1995 August 29 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning.
 - a) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and

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constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of the requisite services.

- b) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- c) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
- d) The satisfaction of all necessary subdivision requirements.
- e) The dedication of any rights-of-way deemed requisite.
- f) Submission of a tree survey of all trees 8" in diameter or more, retention of as many existing mature trees as possible on the site, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.

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Item #4		
RZ #23/95		
Application for the Rezoning of:	346	348
Ptn. of Pcl "B"(RP938), D.L. 163, Group 1, Except: Part North and East of North Arm Road		
From:	R2 Residential District	
To:	A3 Truck Gardening District	

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Address: Ptn of 4888 S.E. Marine Drive

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1995 August 14 and to a Public Hearing on 1995 August 29 at 7:30 p.m.

2. **THAT** the following be established as a prerequisite to the completion of the rezoning:
 - a) The approval of the Ministry of Transportation and Highways to the rezoning bylaw.

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Item #5 RZ #24/95		
Application for the Rezoning of:	354	356
West half of Lot 9, Blk 28, D.L. 53, Plan 3037, & E. half of Lot 9, Blk 28, D.L. 53, Plan 3037; Lot 8, Blk 28, D.L. 53, Plan 3037		

From: R5 Residential District

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

Address: 7138, 7144 Stride Avenue

RECOMMENDATIONS:

1. **THAT** the Planning and Building Department be authorized to work with the applicant

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towards the preparation of a plan of development suitable for presentation to a Public Hearing, and based on inclusion of 7132 Stride Avenue.

2. **THAT** a copy of this report be sent to the owner of 7132 Stride Avenue.

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Item #6		
RZ #25/95 Application for the Rezoning of:	360	362
Lot 1, D.L. 96, Plan 20410		
From: Comprehensive Development District (based on the RM3 Multiple Family Residential District)		
To: Amended Comprehensive Development District (based on the RM3 Multiple Family Residential District)		
Address: 6577 Southoaks Crescent		

RECOMMENDATIONS:

1. **THAT** staff be authorized to work with the applicant towards the preparation of a suitable plan of development in line with this report for presentation to a Public Hearing.
2. **THAT** a copy of this report be sent to the owner of 6445 Arbroath Street, Burnaby, B.C. V5E 1C3.

Item #7		
RZ #26/95 Application for the Rezoning of:	366	368
Lots 34,35,36.37, D.L. 95, Plan 1915		
From: R5 Residential District		

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

Address: 7263,7269,7275,7281 17th Avenue

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development as outlined in this report.

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Item #8 RZ #27/95		
Application for the Rezoning of:	372	374
Lot 3, D.L. 96, Plan LMP20410		

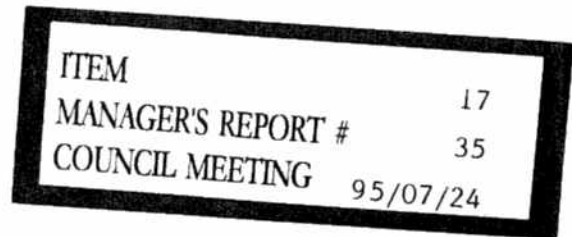
From: Comprehensive Development District
(based on Multiple Family Residential District RM5)

To: Amended Comprehensive Development District
(based on Multiple Family Residential District RM5)

Address: 6622 Southoaks Crescent

RECOMMENDATION:

1. **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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Item #9		
RZ #28/95 Application for the Rezoning of:	378	380

Lots 4, 5, and 6, D.L. 96, Plan LMP20410

From: Comprehensive Development District
 (based on Multiple Family Residential
 Districts RM3 and RM5)

To: Amended Comprehensive Development District
 (based on Multiple Family Residential
 District RM5 use and a maximum density
 of 1.956 F.A.R.)

Address: 6611, 6633 and 6655 Southoaks Crescent

RECOMMENDATION:

1. **THAT** the adjustment to the Edmonds Town Centre West Development Plan entailed by this proposal be approved to take effect upon Second Reading of the Rezoning Bylaw being granted 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.

Item #10		
RZ #29/95 Application for the Rezoning of:	385	388

Lot D, D.L. 118, Plan 17879

From: Comprehensive Development District (based
 on M5 Light Industrial District & C2 Community
 Commercial District)

To: Amended Comprehensive Development District
 (based on C2 Community Commercial District use
 and density for the north lot and M5 Industrial

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District use and density for the south lot, and in accordance with the Development Plan entitled "Bridge Business Park, Lot D, Lougheed Highway/Henning Drive" prepared by Annand Burton-Brown Architects)

Address: 3850 Lougheed Highway

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1995 August 14 and to a Public Hearing on 1995 August 29 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development , and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d) Commitment to construction of common driveways and walkways on easements servicing the site.
 - e) Subdivision of the site into two legal parcels.
 - f) The satisfaction of all necessary subdivision requirements.
 - g) The approval of the Ministry of Transportation and Highways to the rezoning application.

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rezoning application.

- h) The submission of a suitable engineered design for an approved on-site sediment control program.

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Item #11 RZ #30/95		
Application for the Rezoning of:	393	396
Blk 1, D.L. 155B, Plan 1248		
From: M2 General Industrial District		
To: CD Comprehensive Development District (based on M2 General Industrial and M3a Heavy Industrial Districts)		

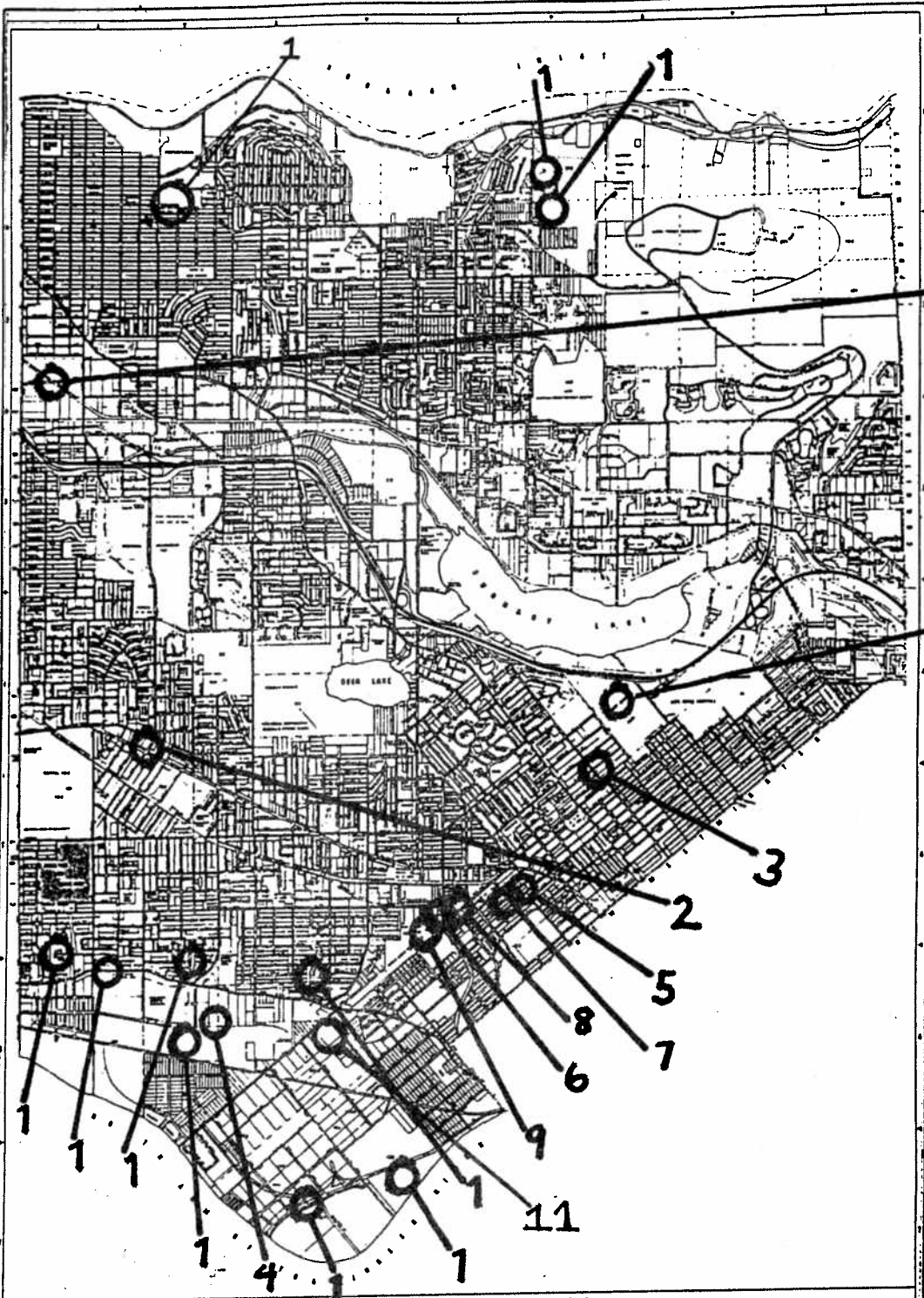
Address: 5300 Byrne Road

RECOMMENDATION:

1. **THAT** 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
Director Planning and Building

KI:gk
Attach



COMPILED BY THE
BURNABY PLANNING DEPARTMENT
JUNE 1983

BURNABY

Date:
95 07 24

Scale:
N/A

Drawn By:
N/A

 **BURNABY**
Planning &
Building Inspection
Department

REZONING KEY MAP

 DENOTES ITEM #

