

TO: CITY MANAGER 1996 SEPTEMBER 23
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 1996 October 22 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.

		<u>Page No.</u>	<u>Recommend. Page No.</u>
Item #1	Application for the rezoning of:		
RZ #37/96	Lot "P", D.L. 70, Group 1, NWD Plan 71013	310	314
	From: CD Comprehensive Development District(based on the M5 Light Industrial District as guidelines)		
	To: Amended CD Comprehensive Development District (based on the Willingdon Business Park Community Plan and the M5 Light Industrial District as guidelines)		
	Address: 4401 Still Creek Drive		

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be proposed and advanced to First Reading on 1996 September 30 and to a Public Hearing on 1996 October 22 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) The granting of any necessary easements.
 - e) The dedication of any rights-of-way deemed requisite.
 - f) Submission of a tree survey, 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 vegetation are effectively protected by snow fencing or other approved physical containment during the whole course of site preparation and construction work, and deposit of sufficient monies to ensure the protection of identified existing vegetation, to be refunded a year after completion of construction, and the provision of chain link

fencing along the property line adjacent to the public trail with the granting of a 215 Covenant to protect the natural treed area being preserved on the site.

- g) The retention of the existing watercourse in an open condition over the subject site in its existing alignment, to the approval of the Director Engineering.
- h) The approval of the Ministry of Transportation and Highways to the rezoning application.
- i) The submission of a suitable engineered design for an approved on-site sediment control program.
- j) The submission of a suitable environmental assessment in accordance with the requirements of and under the direction of the Ministry of Environment, Lands and Parks.
- k) The submission of an annual maintenance plan for the natural buffer area non-disturbance zone along Still Creek and a letter of commitment agreeing to its fulfilment.

Item #2	Application for the Rezoning of:		
RZ #38/96	Strata Lots 1 - 21, D.L. 118, Group 1, NWD Strata Plan LMS2023 together with interest in common property in proportion to unit entitlement of the strata lot as shown in Form 1.	319	321

From: Comprehensive Development District (based on M5 Light Industrial District guidelines)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and M2"r" General Industrial District and Bridge Business Park Development guidelines)

Address: 3855 Henning Drive

RECOMMENDATIONS:

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

Item #3 RZ #39/96	Application for the Rezoning of: See <u>Attached</u> Schedule "A"	328	331
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From: M2 General Industrial District and M3 Heavy Industrial District

To: CD Comprehensive Development District (based on RM1 and RM2 Multiple Family Residential Districts, C1 Neighbourhood Commercial District and P3 Park and Public use District use and density, and Powerhouse Creek Development Plan guidelines)

Address: An area within the block bounded by Beresford Street, Griffiths Avenue, Prenter Street and Hedley Avenue.

RECOMMENDATION:

1. **THAT** Council authorize the Planning and Building Department 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.

Item #4 RZ #40/96	Application for the Rezoning of: Ptn. Lot D, D.L. 164, Group 1, NWD Plan LMP22899	336	338
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From: CD Comprehensive Development District (based on the M2 General Industrial and M5 Light Industrial Districts)

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

Address: Ptn. 8900 Glenlyon Parkway

RECOMMENDATION:

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.

**Item #5
RZ #41/96**

Application for the Rezoning of:

Rem. Lot A, D.L. 164, Group 1, NWD, Plan LMP22899

342

344

From: CD Comprehensive Development District (based on the M2 General Industrial District and M5 Light Industrial District)

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

Address: 4343 North Fraser Way

RECOMMENDATION:

1. **THAT** staff be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to Public Hearing, with the understanding that a further report will be submitted at a later date.

Item #6 **Application for the Rezoning of:**
RZ #42/96 Rem. Lot A Except: Firstly: Phase One Strata Plan
LMS0353; Secondly: Phase Two Strata Plan LMS0353;
D.L. 136, Group 1, NWD Plan NWP87461; Strata
Lots 1 - 29, D.L. 136, Group 1, NWD Strata Plan
LMS0353

348 **352**

From: CD Comprehensive Development District
(based on P5 Community Institutional
District)

To: Amended CD Comprehensive Development
District (based on P5 Community
Institutional District)

Address: 1800 Duthie Avenue & 7250 Halifax Street

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, once an adequate Business Plan is submitted, reflecting adequate support services and any Building Code requirement costs.

Item #7 **Application for the Rezoning of:**
RZ #43/96 Lot 20, D.L. 119, Group 1, NWD Plan 26773

361 **363**

From: M1 Manufacturing District

To: CD Comprehensive Development District
(based on RM5 Multiple Family Residential
District and the Brentwood Town Centre
Development Plan as guidelines)

Address: 1854 Douglas Road

RECOMMENDATION:

1. **THAT** Council authorize the Planning and Building Department to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing, on the understanding that a more detailed report will be submitted at a later date.

Item #8 **Application for the Rezoning of:**
RZ #44/96 Ptn. Lot 2, D.L. 71, Group 1, NWD Plan LMP12752 367 370

From: CD Comprehensive Development District
 (based on the Discovery Place (Willingdon
 Site) Community Plan)

To: Amended CD Comprehensive Development
 District (based on M8a Advanced
 Technology Research District and the
 Discovery Place (Willingdon Site)
 Community Plan)

Address: Ptn. 3450 Gilmore Way

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.

Item #9 **Application for the Rezoning of:**
RZ #45/96 Lot A, D.L. 121, Group 1, NWD Plan 8161 375 378

From: R5 Residential District

To: CD Comprehensive Development District
 (based on P8 Parking District and the
 Hastings Street Area Plan as guidelines)

Address: 310 Madison Avenue

RECOMMENDATIONS:

1. **THAT** staff be authorized to prepare a plan of development suitable for presentation to a Public Hearing.
2. **THAT** a copy of this report be sent to Claudia Campana, Executive Director, The Heights Merchants Association, #102 - 4011 Hastings Street, Burnaby, B.C. V5C 2J1.

Item #10	Application for the Rezoning of:		
RZ #46/96	Northerly half of Lot "4", Block 19, D.L. 29, Group 1, NWD Plan 3035	382	386

From: R5 Residential District

To: C2a Community Commercial District

Address: 7420 Fourteenth Avenue

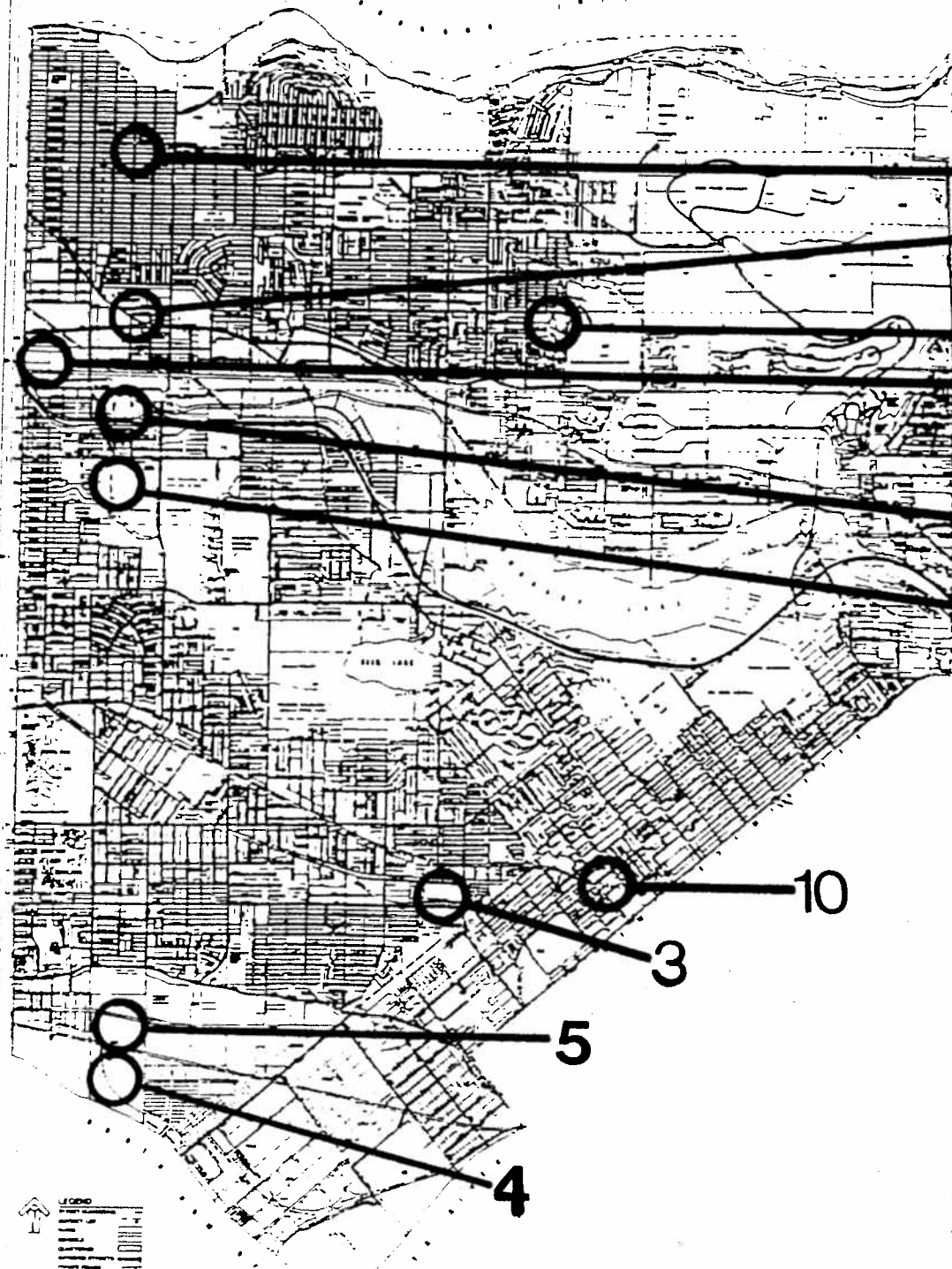
RECOMMENDATION:

1. **THAT** Council not give favourable consideration to the rezoning request.



D. G. STENSON
DIRECTOR PLANNING AND BUILDING

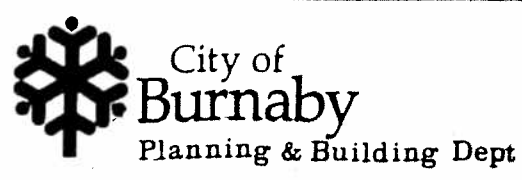
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Attach



Date:
1996 SEPTEMBER 23

Scale:

Drawn By:



○ REZONING KEY MAP
○ DENOTES ITEM NO.

