

**TO:** CITY MANAGER 1996 MARCH 25

**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 April 23 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.

		<b><u>Page</u></b> <b><u>No.</u></b>	<b><u>Recommen.</u></b> <b><u>Page No.</u></b>
<b>Item #1</b>	Application for the rezoning of		
<b>RZ #1/96</b>	See <b>Attached</b> Schedule "A"	313	316

**From:** R3 Residential District

**To:** R10 Residential district

**Address:** See **Attached** Schedule "A"

**RECOMMENDATION:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1996 April 1 and to a Public Hearing on 1996 April 23 at 7:30 p.m.

		<u>Page No.</u>	<u>Recommen. Page No.</u>
<b>Item #2</b> <b>RZ #2/96</b>	Application for the rezoning of: Lot 4, D.L.'s 171 & 95, Group 1, NWD, Plan LMP19410	324	328
	<b>From:</b> CD Comprehensive Development District (based on RM4 Multiple Family Residential District and C1 Neighbourhood Commercial District)		
	<b>To:</b> Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District and C1 Neighbourhood Commercial District)		
	<b>Address:</b> 6837 Station Hill Drive		

**RECOMMENDATIONS**

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

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<b>Item #3</b> <b>RZ #3/96</b>	Application for the Rezoning of: South Half Lot 3, D.L. 35, Group 1, NWD, Plan 1198, Lot 1, D.L. 35, Group 1, NWD, Plan 11637, Lot 2, D.L. 35, Group 1, NWD, Plan 11637, Lot 3, D.L. 35, Group 1, NWD, Plan 11637	335	337
	<b>From:</b> R5 Residential District		
	<b>To:</b> CD Comprehensive Development District (Based on RM3 Multiple-Family Residential District)		

**Address: 5623, 5637, 5661 and 5687 Smith Avenue**

**RECOMMENDATIONS:**

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.

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<b>Item #4</b>			
<b>RZ #4/96</b>	Application for the Rezoning of: Parcel 8, D.L. 94, Group 1, NWD Plan 19572	341	343
	<b>From:</b> R4 Residential District		
	<b>To:</b> R4 "a" Residential District		
	<b>Address: 5850 Elgin Place</b>		

**RECOMMENDATIONS:**

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.

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<b>Item #5</b>			
<b>RZ #5/96</b>	Application for the Rezoning of: Parcel A, D.L. 166A, Group 1, NWD Plan 77603	347	349
	<b>From:</b> CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District)		
	<b>To:</b> Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District)		

**Address: 7400 Fraser Park Drive**

**RECOMMENDATIONS:**

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.

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<u>No.</u>	<u>Page No.</u>

**Item #6**  
**RZ #6/96**

Application for the Rezoning of:  
 Lot 145 Except: Firstly part dedicated road on Plan LMP18081, Secondly: part dedicated road on Plan LMP18082, Thirdly: part dedicated road on Plan LMP18083; D.L's 31, 101, 102, 141 144, 147, 209, 210, 211, 212, 213 & 214, Group 1, NWD P1.27774

352	361
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**From:** P6 Regional Institutional District and CD Comprehensive Development District

**To:** P11 Simon Fraser University Neighbourhood District and P3 Park and Public use District

**Address: Ptns. of 8888 Barnet Road**

**RECOMMENDATIONS:**

1. **THAT** staff be authorized to prepare a draft S.F.U. Official Community Plan, based on the submitted Development Plan Concept and on the discussion in Section 4.0 of this report.
2. **THAT** staff be authorized to prepare a draft text for the proposed P11 S.F.U. Neighbourhood District for a Zoning Bylaw text amendment.
3. **THAT** staff be authorized to pursue a public Open House, on the understanding that a further report will be submitted in this regard.

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<b>Item #7</b>			
<b>RZ #7/96</b>	Application for the Rezoning of: Ptns of Lot 2, D.L. 71, Group 1, NWD PI LMP12752	369	372
	<b>From:</b> CD Comprehensive Development District (based on the Discovery Parks Community Plan)		
	<b>To:</b> Amended CD Comprehensive Development Plan (based on M8 Advanced Technology Research District and the Discovery Place Community Plan as guidelines)		
	<b>Address:</b> 3500 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.

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<b>Item #8</b>			
<b>RZ #8/96</b>	Application for the Rezoning of: Lot 16, D.L.'s 71 & 72, Group 1, NWD Plan 60616	377	380
	<b>From:</b> CD Comprehensive Development District (based on the Discovery Parks Community Plan)		
	<b>To:</b> Amended CD Comprehensive Development District (based on M8 Advanced Technology Research District and Discovery Place Community Plan as guidelines)		
	<b>Address:</b> 4330 Sanderson Way		

**RECOMMENDATIONS:**

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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<b>Item #9</b> <b>RZ #9/96</b>	Application for the Rezoning of: See <b>Attached</b> Schedule "A"  <b>From:</b> C3 General Commercial District, R5 Residential, M1 Manufacturing and CD (P2) Comprehensive Development Districts  <b>To:</b> CD Comprehensive Development District (utilizing C3 General Commercial and RM5 Multiple Family Residential District as guidelines)  <b>Address:</b> See <b>Attached</b> Schedule "A"	385           393

**RECOMMENDATIONS:**

1. **THAT** staff be authorized to work with the applicant towards preparation of a suitable plan of development for presentation to a Public Hearing.
2. **THAT** a copy of this report be sent to the property owners at 4546, 4550, 4560 and 4568 Kingsway 6007 and 6015 McKay Avenue.

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<b>Item #10</b>		
<b>RZ #10/96</b> Application for the Rezoning of: Lot B, D.L. 113, Group 1, NWD PI LMP17879	401	404
<b>From:</b> CD Comprehensive Development District (based on M5 Light Industrial District)		
<b>To:</b> Amended CD Comprehensive Development District (based on M5 Light Industrial District, the C2 Community Commercial District for the school use, and the Bridge Business Park Development guidelines)		

**Address: 3835 Henning Drive**

**RECOMMENDATIONS:**

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 the understanding that a more detailed report will be submitted at a later date.

<b>Item #11</b>		
<b>RZ #11/96</b> Application for the Rezoning of Lot B, D.L. 29, Group 1, NWD Plan 5120	408	410
<b>From:</b> P5 Community Insitutional District		
<b>To:</b> R5 Residential District		

**Address: 7659 Fourteenth Avenue**

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1996 April 1, and to a Public Hearing on 1996 April 23 at 7:30 p.m.

2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The satisfaction of all necessary subdivision requirements.
  - b) The release of the Section 215 Covenant registered against the property described in Section 3.1

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<b>Item #12</b>		
<b>RZ #12/96</b>		
Application for the rezoning of: Lots G & H, D.L. 118, Group 1, NWD Plan LMP17879	413	415
<b>From:</b> CD Comprehensive Development District (based on M5 Light Industrial District)		
<b>To:</b> Amended CD Comprehensive Development District (based on M5 Light Industrial District and the Bridge Business Park Development guidelines)		
<b>Address:</b> 3915 & 3935 Henning Drive		

**RECOMMENDATIONS:**

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.



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<b>Item #13</b>			
<b>RZ #13/96</b>	Application for the rezoning of: Strata Plan LMS0295, D.L. 93, NWD	419	422

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

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

**Address: 5875 Imperial Street**

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1996 April 01, and to a Public Hearing on 1996 April 23 at 7:30 p.m.
2. **THAT** the following be established as prerequisite conditions to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The submission of letters from Central Christian Assembly and the Strata Residents Council that they are in agreement to the completion of the rezoning as outlined in this report.
  - c) The release of covenants relating to the use and ownership of the cellar area and to parking on the adjacent Church property.

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<b>Item #14</b> <b>RZ #14/96</b> Application for the rezoning of: See <u>Attached</u> Schedule "A"	425	428

**From:** R5 Residential District

**To:** P3 Park and Public Use and CD Comprehensive  
Development District (based on RM2 Multiple  
Family Residential District)

**Address:** See Attached Schedule "A"

**RECOMMENDATIONS:**

1. **THAT** the introduction of a Highway Exchange Bylaw be authorized contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1996 April 01 and to a Public Hearing on 1996 April 23 at 7:30 p.m.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) Submission of a suitable plan of development.
  - b) Completion of servicing designs for the subject sites, and adoption of a Capital Works Expenditure Bylaw to fund the servicing.
  - c) Completion of the Highway Exchange Bylaw.
  - d) Completion of the subdivision creating the seven development sites and two park parcels.
  - e) The granting of any necessary statutory rights-of-way and covenants.
4. **THAT** a copy of this report be forwarded to the Edmonds Area Advisory Committee for information.

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<b>Item #15</b> <b>RZ #15/96</b>		
Application for the rezoning of: Lot A, D.L. 121, Group 1, NWD Plan 8161	<b>443</b>	<b>445</b>

**From:** R5 Residential District

**To:** RM2 Multiple Family Residential District

**Address:** 310 Madison Avenue

**RECOMMENDATIONS:**

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

<b>Item #16</b> <b>RZ #16/95</b>	Application for the rezoning of: Ptn. Lot 136, D.L. 124, Group 1, NWD Plan 51591	<b>450</b>	<b>453</b>
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**From:** M5 Light Industrial District

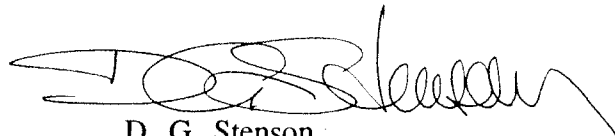
**To:** M2"r" General Industrial District

**Address:** Ptn. 4500 Dawson Street

**RECOMMENDATIONS**

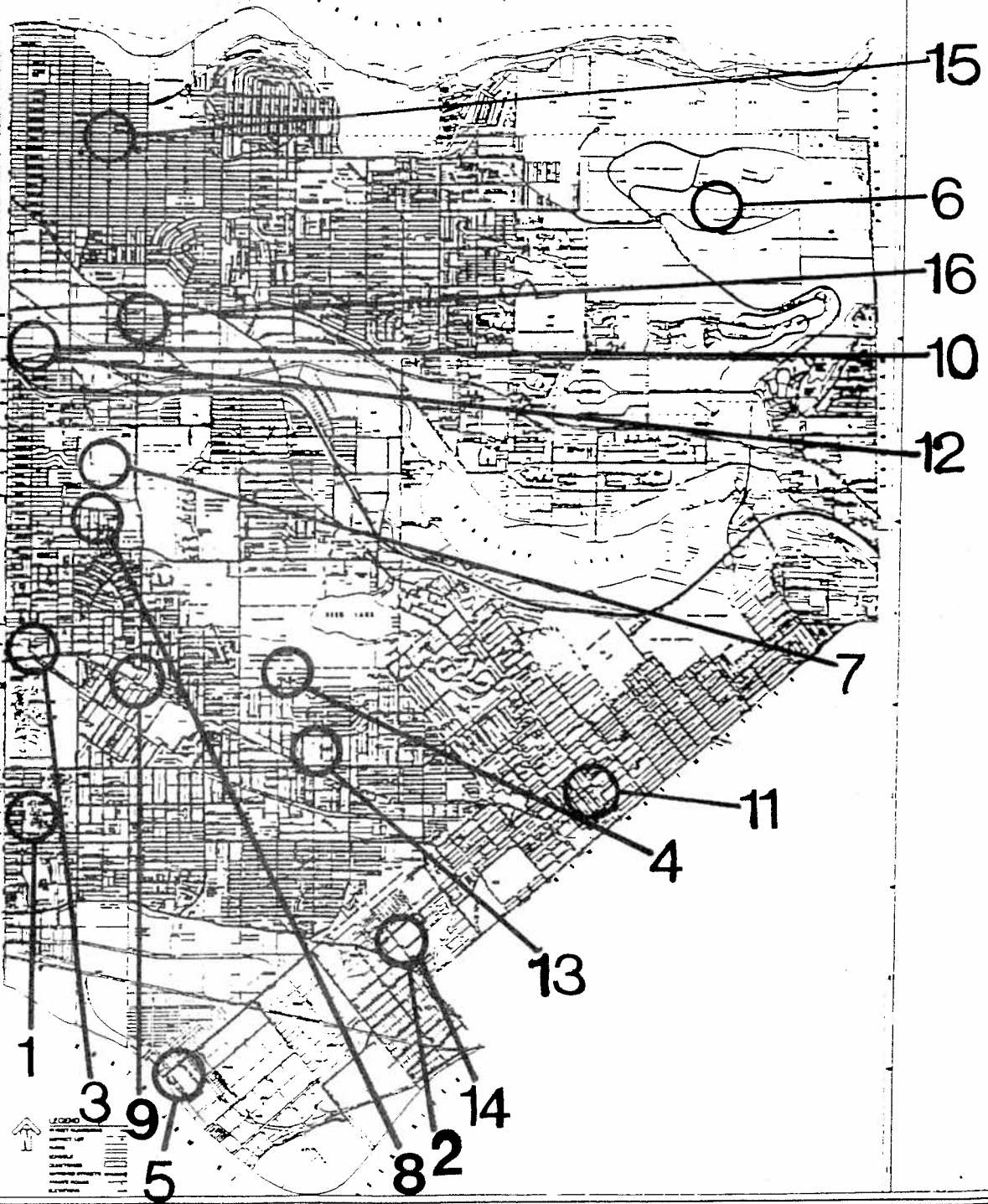
1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1996 April 01, and to a Public Hearing on 1996 April 23 at 7:30 p.m.

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 permit will be the completion of all requisite services.
  - c) The granting of a Section 21 Covenant prohibiting any free-standing signs for the restaurant on the site.
  - d) The dedication of any rights-of-way deemed requisite.
  - e) The approval of the Ministry of Transportation and Highways to the rezoning application.



D. G. Stenson  
Director Planning and Building

:gk  
Attach



Date:

1996 March 25

Scale:

Drawn By:



City of  
Burnaby

Planning & Building Dept

REZONING KEY MAP

○ ITEM NO.

312

