

TO: CITY MANAGER 1998 JANUARY 21

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 1998 February 17 at 7:30 p.m., 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 is also outlined for the convenience of Council.

		Page No.	Recomm. Page No.
Item #1	Application for the rezoning of	313	315
RZ #74/97	See <u>attached</u> Schedule "A"		
From:	R1, R2, R4 and R5 Residential Districts, M1 Manufacturing District, M2 General Industrial District, C2 Community Commercial District, CD Comprehensive Development District (based on M5 Light Industrial District) and A2 Small Holdings District		
To:	P3 Park and Public Use District		
Address:	See <u>attached</u> Schedule "A"		

RECOMMENDATIONS:

1. **THAT** the Rezoning Bylaws be prepared and advanced to First Reading on 1998 February 02 and to a Public Hearing on 1998 February 17 at 7:30 p.m.
2. **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, #4, #5, #6, #9, #10 & #11.

Item #2
RZ #75/97

Application for the rezoning of:
Ptn. Lot 1 Except: Part Dedicated road on Plan LMP31102, D.L. 166 & 166A, Group 1, NWD Plan LMP31099, Ptn. Lot 1, D.L. 166A, Group 1, NWD Plan 36023

331 333

From: CD Comprehensive Development District (based on M1 Manufacturing District, M5 Light Industrial District) and M3 Heavy Industrial District

To: Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District use and density and Development Plan/Community Plan guidelines prepared by Counsellor Consulting Services and the City of Burnaby).

Address: Ptn. of 4599 Tillicum Street and
 Ptn. of 7492 Fraser Park Drive

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1998 February 02, and to a Public Hearing on 1998 February 17 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 completion of the subdivision of the site into the appropriate property configuration.
 - c. The deposit of sufficient monies to cover the cost 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.
 - d. 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.
 - e. The dedication of any rights-of-way deemed requisite.
 - f. The submission of a satisfactory environmental assessment and the pursuance of satisfactory remediation arrangements for the site, if required.

Item #3
RZ#76/97

Application for the rezoning of:
Ptn. of Pcl "K" (Statutory Right-of-Way Plan 27805),
Lot 20, Block "A", D.L. 87, Group 1, NWD Plan 1494

342 344

From: P3 Park and Public Use District

To: P2 Administration and Assembly District

Address: Ptn. 7936 Burris Street

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1998 February 02, and to a Public Hearing on 1998 February 17 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 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.

Item #4 RZ #77/97	Application for the Rezoning of: Ptn. Lot 1 Except: Part Dedicated road on Plan LMP31102, D.L. 166 & 166A, Group 1, NWD Plan LMP31099	349	351
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From: M3 & M3a Heavy Industrial District

To: CD Comprehensive Development District
 (based on M2 General Industrial District,
 M3 Heavy Industrial District and M5 Light
 Industrial District and in accordance with
 the Development Plan entitled
 "Commonwealth" prepared by
 Guy F. Atkinson Holdings).

Address: Ptn. of 4599 Tillicum Street

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1998 February 02, and to a Public Hearing on 1998 February 17 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 deposit of sufficient monies to cover the cost of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services.
 - d. The provision of a reciprocal access easement to serve the subject site and the adjacent site to the southwest.

Item #5 Application for the Rezoning of: 359 362
RZ #78/97 Ptn. Lot N, Ptn. Lot O, D.L. 69 & 70, Group 1,
 NWD Plan 71013

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

To: Amended CD Comprehensive Development
 District (based on M5 Light Industrial District
 and Willingdon Business Park Community Plan)

Address: Ptn. 4261, Ptn. 4333 Still Creek Drive

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

Item #6 Application for the Rezoning of: 366 369
RZ #79/97 Lot M, Ptn. Lot N, D.L. 69 & 70, Group 1,
 NWD Plan 71013

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

To: Amended CD Comprehensive Development
 District (based on M5 Light Industrial District
 and Willingdon Business Park Community Plan)

Address: Ptn. 4261 Still Creek Drive and
 4231 Still Creek Drive

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

Item #7 Application for the Rezoning of: **373** **377**
RZ #80/97 Lot 2, D.L. 155, Group 1, NWD Plan 67851

From: M3 Heavy Industrial District

To: CD Comprehensive Development District
 (based on M3 Heavy Industrial District
 and in accordance with the Development Plan
 entitled "Ritchie Bros. Auctioneers" prepared
 by Christopher Bozyk Architects Inc.)

Address: 8335 Meadow Avenue

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1998 February 02, and to a Public Hearing on 1998 February 17 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 completion of the subdivision of the site into the appropriate property configuration.
 - c. The deposit of sufficient monies to cover the cost of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services area 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.
 - d. The dedication of any rights-of-way deemed requisite.
 - e. The submission of a satisfactory environmental assessment and the pursuance of satisfactory remediation arrangements for the site, if required.
 - f. 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.
- g. Payment of the GVS & DD Sewerage Development Cost charge of \$0.811 per sq.ft. of gross floor area.
 - h. The transfer to the City at no cost of a parcel approximately 15 metres wide and 302 metres in length along the river's edge from the subject property.
 - i. The transfer to the City at no cost of a parcel approximately 15 metres wide and 192 metres in length along the river's edge from CNR property addressed at 6064 Spur Road.



D. G. Stenson
Director Planning and Building

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Attachments
(c:\covmgrs.rpt)

SCHEDULE "A"

Rezoning Reference #74/97

BYRNE CREEK RAVINE PARK

7355 Nineteenth St.	Lot 52 except: Firstly: Parcel "D" (Plan with fee deposited 14587F) Secondly: Parcel "C" (Reference Plan 6916), Thirdly: Part subdivided by Plan 20695, Fourthly: Part subdivided by Plan LMP19410, District Lot 95, Group 1, NWD, Plan 927
7354 Non St.	Lot 1, District Lot 95, Group 1, NWD, Plan 72242
6790 Hart St.	Lot 1, District Lots 160 and 171, Group 1, NWD, Plan LMP19410
6619 Twentieth Ave. 6629 Twentieth Ave. 6649 Twentieth Ave. 6875 Twentieth Ave.	Lot 8, Block 5, District Lot 160, Group 1, NWD, Plan 992 Lot 7, Block 5, District Lot 160, Group 1, NWD, Plan 992 Lot 6, Block 5, District Lot 160, Group 1, NWD, Plan 992 Parcel "B" (Reference Plan 3140) Lot 4, Block 4, District Lot 160, Group 1, NWD, Plan 992
6620 Bank St. 6630 Bank St. 6650 Bank St.	Lot 1, Block 5, District Lot 160, Group 1, NWD, Plan 992 Lot 2, Block 5, District Lot 160, Group 1, NWD, Plan 992 Lot 3, Block 5, District Lot 160, Group 1, NWD, Plan 992
8001 Hedley Ave.) 8009 Hedley Ave.)	District Lot 160, Gp 1, as shown outlined red and lettered "A" on sketch deposited No. 5114, in the District of New Westminster except: Parts subdivided by Plans 11040, 11041 and 11554
6231 Wynne Ave. 6261 Wynne Ave. 6291 Wynne Ave.	Lot 87, District Lot 159, Group 1, NWD, Plan 34767 Lot 6, District Lot 159, Group 1, NWD, Plan 1434 Lot 7, District Lot 159, Group 1, NWD, Plan 1434
6124 Byrne Road 6134 Byrne Road 6154 Byrne Road 6164 Byrne Road 6167 Byrne Rd.	Lot 11, Blk 22, D.L. 155A, Group 1, NWD Plan 1549 Lot 10, Blk 22, D.L. 155A, Group 1, NWD Plan 1549 Lot 9, Blk 22, D.L. 155A, Group 1, NWD Plan 1549 Lot 8, Blk 22, D.L. 155A, Group 1, NWD Plan 1549 Lot 15 Except: Firstly: Part red on Plan with fee deposited 20308E Secondly: Part red on Plan with charge deposited 31846C, District Lot 159, Group 1, NWD, Plan 2014
6177 Byrne Rd.	Parcel D (Reference Plan 1341), Lot 16, District Lot 159, Group 1, NWD, Plan 2014
6174 Byrne Road 6184 Byrne Road 6194 Byrne Road 6197 Byrne Rd.	Lot 7, Blk 22, D.L. 155A, Group 1, NWD Plan 1549 Lot 6, Blk 22, D.L. 155A, Group 1, NWD Plan 1549 Lot 5, Blk 22, D.L. 155A, Group 1, NWD Plan 1549 Lot 16 Except: Firstly: Parcel D (Reference Plan 1341) Secondly: Part on Reference Plan 3582. District Lot 159, Group 1, NWD, Plan 2014

6210 Byrne Road	Lot 4, Blk 22, D.L. 155A, Group 1, NWD Plan 1549
6227 Byrne Rd.	Lot 17, Except: Part on (Explanatory Plan 11459), District Lot 159, Group 1, NWD, Plan 2014
6230 Byrne Rd	Lot 3, Blk 22, D.L. 155A, Group 1, NWD Plan 1549
6247 Byrne Rd.	Lot 18, Except: Parcel "A", Reference Plan 2695, District Lot 159 , Group 1, NWD, Plan 2014
6250 Byrne Road	Lot 2, Blk 22, D.L. 155A, Group 1, NWD Plan 1549
6270 Byrne Road	Lot 1, Blk 22, D.L. 155A, Group 1, NWD Plan 1549
6279 Byrne Rd.	Lot 19, Except: Parcel "A" (Explanatory plan 1343) District Lot 159, Group 1, NWD, Plan 2014
6287 Byrne Road	Lot 153, D.L. 159 & 160, Group 1, NWD Plan 57406
6290 Byrne Road	Lot 1, Blk 21, D.L. 155A, Group 1, NWD Plan 1425
6344 Byrne Road)	Lots 1 - 8 inclusive, Block 1A, D.L. 155A, Plan 1425, Group 1, NWD (Absolute fees book, Volume 29, Page 391, Folio 53547E)
6384 Byrne Road)	
6426 Byrne Road)	
6476 Byrne Road)	
6343 Twentieth Ave.)	
6383 Twentieth Ave.)	
6425 Twentieth Ave.)	
6475 Twentieth Ave.)	
7337 Bevan Street	Lot 2, Blk 21, D.L. 155A, Group 1, NWD Plan 1425
7357 Bevan Street	Blk 20, D.L. 155A, Group 1, NWD Plan 1425
8100 Brynlor Drive	Lot 147, D.L.'s 159 & 160. Group 1, NWD Plan 57406
6251 Eighteenth Ave.	Lot 35, Blk 22, D.L. 155A, Group 1, NWD Plan 1549
6271 Eighteenth Ave.	Lot 36, Blk 22, D.L. 155A, Group 1, NWD Plan 1549

BURNABY MOUNTAIN CONSERVATION AREA

550 Burnaby Mountain Parkway (Ptn.)	Ptn. Lot 2, D.L. 207, Group 1, NWD, Plan LMP24405
800 Burnaby Mountain Parkway (Ptn.)	Ptn. Lot 1, D.L. 207 and 208, Group 1, NWD, Plan LMP24405
1081 Burnaby Mountain Parkway (Ptn.)	Ptn. Lot 2, D.L. 138, Group 1, NWD, Plan LMP24406
Ptn. 7355 Hastings St.	Ptn. Lot 22 Except: Part subdivided by Pl. 85661, D.L. 207, Group 1, NWD Plan 74792

PARK CONSERVATION AREA SOUTH OF BURNABY MOUNTAIN PARKWAY

699 Burnaby Mountain Parkway (Ptn.) Ptn. Lot 51, D.L. 207 & 208, Group 1, NWD Plan LMP29938
899 Burnaby Mountain Parkway (Ptn.) Ptn. Lot 50, D.L. 208, Group 1, NWD Plan LMP29938

DEER LAKE PARK

6580 Deer Lake Drive Parcel "X" (Reference Plan 1178), D.L. 85 Group 1, NWD
6595 Deer Lake Drive Parcel One, (Explanatory Plan 11839) of Parcel "Y" (Reference Plan 9340), D.L. 85, Group 1, NWD
6596 Deer Lake Drive Parcel "Y" (Reference Plan 9340), D.L. 85, Group 1, Except: Parcel "One" (Explanatory Plan 11839), NWD
6625 Deer Lake Drive Lot 3, D.L. 85, Group 1, NWD Plan 83065
6649 Deer Lake Drive Lot 2, D.L. 85, Group 1, Plan 9815 Except: Part Subdivided by Plan 54188, NWD

5655 Sperling Ave. Lot 143, D.L. 85, Group 1, NWD, Plan 36335

6623 Eagles Dr. Lot 177, D.L. 85, Group 1, NWD, Plan 44463

TAYLOR PARK

Ptn. 6510 Stride Ave. Portion of Lot 1, Block 5, D.L. 171, Group 1, NWD, Plan 992
Ptn. 6540 Stride Ave. Portion of Lot 2, Block 5, D.L. 171, Group 1, NWD, Plan 992
Ptn. 6560 Stride Ave. Portion of Lot 3, Block 5, D.L. 171, Group 1, NWD, Plan 992
Ptn. 6580 Stride Ave. Portion of Lot 4, Block 5, D.L. 171, Group 1, NWD, Plan 992
6620 Stride Ave. Lot 5, Block 5, D.L. 171, Group 1, NWD Plan 992
6640 Stride Ave. Lot 6, Block 5, D.L. 171, Group 1, NWD, Plan 992

6650 Southpoint Dr. Lot 7, Block 5, D.L. 171, Group 1, NWD, Plan 992
6670 Southpoint Dr. Lot 8, Block 5, D.L. 171, Group 1, NWD, Plan 992
6690 Southpoint Dr. Lot 9, Block 5, D.L. 171, Group 1, NWD, Plan 992

Ptn. 6579 Fourteenth Ave. Ptn. Lot 15, Block 5, D.L. 171, Group 1, NWD Plan 992
Ptn. 6619 Fourteenth Ave. Ptn. Lot 14, Block 5, D.L. 171, Group 1, NWD Plan 992
Ptn. 6639 Fourteenth Ave. Portion of Lot 13, Block 5, D.L. 171, Group 1, NWD, Plan 992
6649 Fourteenth Ave. Lot 12, Block 5, D.L. 171, Group 1, NWD, Plan 992
6669 Fourteenth Ave. Lot 11, Block 5, D.L. 171, Group 1, NWD, Plan 992
6689 Fourteenth Ave. Lot 10, Block 5, D.L. 171, Group 1, NWD, Plan 992
Ptn. 6660 Fourteenth Ave. Portion of Lot "E", D.L. 171, Group 1, NWD, Plan 12486

FOURTEENTH AVENUE RAVINE PARK

7708 Fenwick St. Lot 6, D.L. 171, Group 1, NWD, Plan 2679A
7726 Fenwick St. Lot 5, D.L. 171, Group 1, NWD, Plan 2679A
7727 Fenwick St. Lot "C", D.L. 173, Group 1, NWD, Plan 22372
7747 Fenwick St. Lot 9 Except: Part on Reference Plan 6854, Block 2, D.L. 173, Group
1, NWD, Plan 1034

Ptn.6539 Fourteenth Ave. Portion of Lot 17, Block 5, D.L. 171, Group 1, NWD, Plan 992
Ptn.6559 Fourteenth Ave. Portion of Lot 16, Block 5, D.L. 171, Group 1, NWD, Plan 992
Ptn. 6579 Fourteenth Ave. Portion of Lot 15, Block 5, D.L. 171, Group 1, NWD, Plan 992
Ptn. 6660 Fourteenth Ave. Portion of Lot "E", D.L. 171, Group 1, NWD, Plan 12486

RIVERWAY GOLF COURSE

Ptn. 9001 Riverway Pl. Ptn. Lot B, D.L. 162, 163, 164 & 165, Group 1, NWD Plan LMP31531

STILL CREEK TRAIL/CONSERVATION AREA

4254 Still Creek Ave. Lot R, D.L. 70, Group 1, NWD Plan 71013
4384 Still Creek Dr. Lot 9, D.L. 70, Group 1, NWD Plan 71013

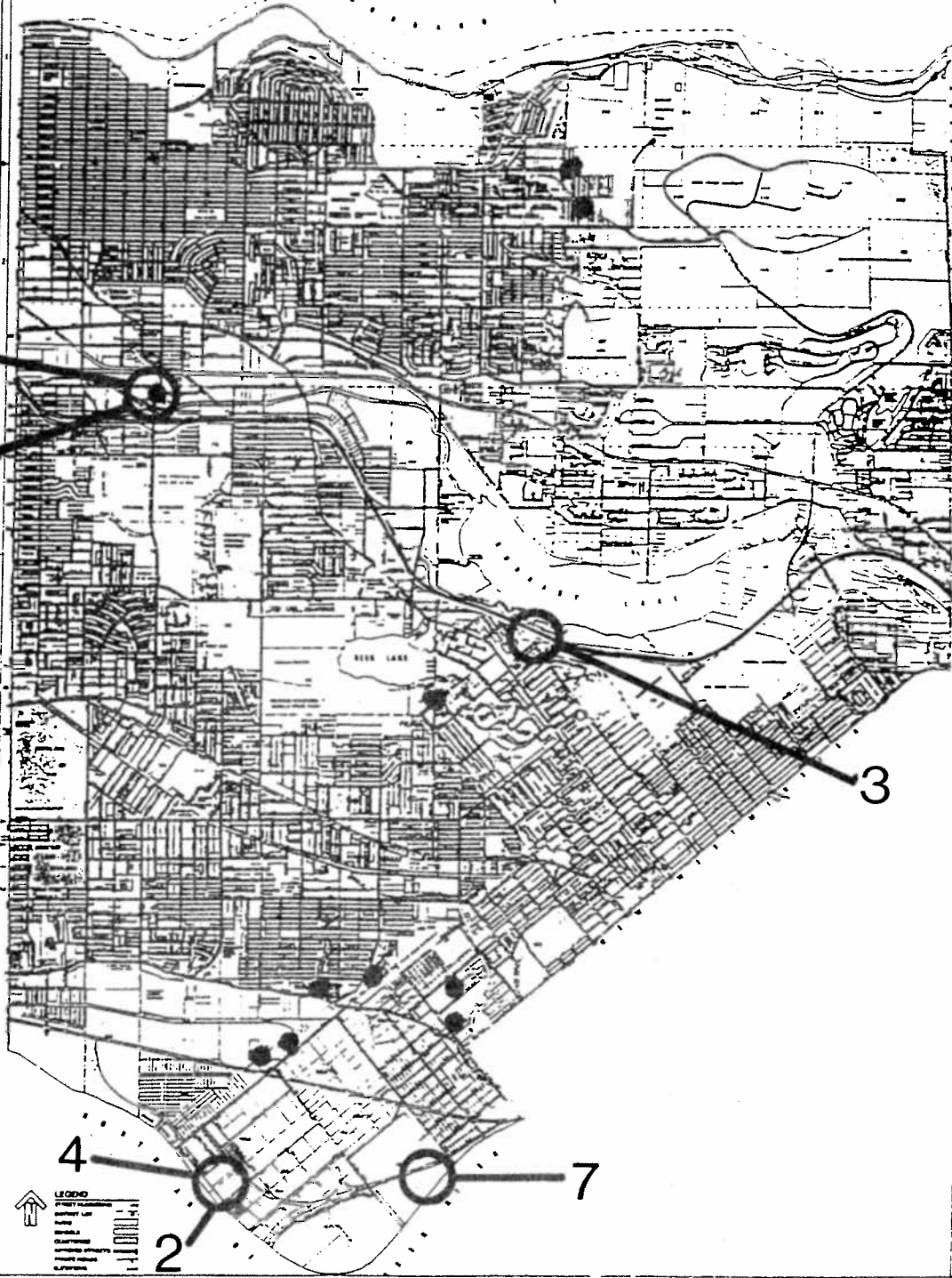
2760 Willingdon Ave. S Part of Lot 4, D.L. 70, Group 1, NWD Plan 13400 as shown on
Statutory Right-of-Way Pl.24749

JOHN MATHEWS CREEK RAVINE PARK

8586 MacPherson Ave. Lot 34, D.L. 159, Group 1, NWD Plan 1219

5717 Marine Drive Lot 7, D.L. 159, Group 1, NWD Plan LMP22938





Date:
1998 JANUARY 26

Scale:

Drawn By:



City of
Burnaby
Planning & Building Dept

REZONING SERIES - 1998 JANUARY 26

● DENOTES ITEM #1 VARIOUS PARK SITES

○ DENOTES ITEMS #2 - 7

