

TO: CITY MANAGER

2003 July 16

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 2003 August 26 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:	310	310
Rez #03-27	Ptn. of Lot 5, DL 155C, 166 and 167, Group 1, NWD Plan LMP39018, Ptn. of Portion Block 3 which lies to the north east of the north easterly limit statutory right-of-way Plan 5594, except part in Plan BCP3809, DL 166, Group 1, NWD Plan 2237, Ptn of Lot 5, DL 166, Group 1, NWD Plan LMP39677		
	From: CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)		
	To: Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District and the Burnaby Business Park guidelines)		

Address: Ptn. of 8398 North Fraser Way, Ptn. of
7751 Mandeville Avenue and Ptn. of 7871
Mandeville Avenue

RECOMMENDATION:

1. THAT this report be received for information purposes

Item #2 Application for the rezoning of: 316 318
Rez #03-28 Lot 2, D.L.'s 44, 78, 131 & 136, Group 1, NWD Plan
11017

From: A2 Small Holdings District

To: R2 and R2a Residential District

Address: 7038 Broadway

RECOMMENDATIONS:

1. THAT the Planning and Building Department be authorized to work with the applicant towards his proposal to permit the subdivision of the site into two lots and towards the preparation of a suitable plan of development for the northerly lot for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #3 Application for the rezoning of: 322 327
Rez #03-29 Lot 81 Except: Part Subdivided by Plan 72477, D.L.'s
10 & 56, Group 1, NWD Plan 34201

From: M3 Heavy Industrial District

To:
Proposed Lot #1 CD Comprehensive Development District (based on M3 Heavy Industrial District and Lake City Business Centre guidelines and in accordance with the development plan entitled "PMC Sierra Subdivision Plan" prepared by Musson Cattell Mackey Partnership)

Proposed Lot #2 CD Comprehensive Development District (based on P8 Parking District, B2 Urban Office District and Lake City Business Centre guidelines and in accordance with the development plan entitled "PMC Sierra Subdivision Plan" prepared by Musson Cattell Mackey Partnership)

Address: 3100 Production Way

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2003 August 11 and to a Public Hearing on 2003 August 26 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, including a 4% Engineering Inspection Fee, 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 granting of any necessary easements.
- d. The dedication of any right-of-way deemed requisite.
- e. The satisfaction of all necessary subdivision requirements.

Item #4 Application for the rezoning of:
Rez #03-30 Ptn. of Parcel A Except: Part Subdivided by Plan
BCP4738, D.L. 155, Group 1, NWD Plan BCP4737

322

326

From: CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Glenwood Industrial Estate Concept Plan and in accordance with the development plan entitled "New Building for KGM Holdings" prepared by CTA Design Group)

Address: Ptn. of 8545 North Fraser Way

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2003 August 11 and to a Public Hearing on 2003 August 26 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, including a 4% Engineering Inspection Fee, 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 a Section 219 Covenant respecting floodproofing requirements.
- e. The granting of a statutory right-of-way to cover the urban trail within the portion of the site adjacent to the north property line.
- f. The deposit of the applicable GVS & DD Sewerage Development Charge.
- g. The completion of Subdivision Reference #01-58.
- h. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a 219 covenant to guarantee its provision and continuing operation.

Item #5 Application for the rezoning of:
Rez #03-31 Lot 1, D.L. 95, Group 1, NWD Plan 21431, Lot 190,
 D.L. 95, Group 1, NED Plan 41038

340

344

From: *Proposed:* CD Comprehensive Development District
 (based on RM5 Multiple Family Residential District,
 C3 and C3a General Commercial District)

To: Amended CD Comprehensive Development District
 (based on RM5 Multiple Family Residential District,
 C3, C3a and C3f General Commercial District)

Address: 7155 & 7185 Kingsway

RECOMMENDATION:

- 1. **THAT** the Planning and Building Department be authorized to work with the applicant toward 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 #6
Rez #03-32

Application for the rezoning of:
Ptn. of Lot 4, D.L. 125, Group 1, NWD Plan
3674

349

352

From: R2 Residential District

To: CD Comprehensive Development District (based on M2 General Industrial District and R2 Residential District and in accordance with the development plan entitled "5180 Lougheed Illuminated Pylon Sign" prepared by Sign Way Ltd.)

Address: Ptn. of 5180 Lougheed Highway

RECOMMENDATIONS:

- 1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2003 August 11 and to a Public Hearing on 2003 August 26 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 granting of any necessary statutory rights-of-way.

- c. The approval of the Board of Variance with respect to Section 6.16 (3) of the Bylaw regarding the siting of the proposed sign 17.2 m (56 ft) from the centre line of the Lougheed Highway.

Item #7
Rez #03-33

Application for the rezoning of:
Lot 15 Except: Part Subdivided by Plan 84820,
D.L. 72, Group 1, NWD Plan 60616, Lot 16
Except: Parcel A Reference Plan LMP34110,
D.L.s 71 and 72, Group 1, NWD Plan 60616; and,
Ptn. of Parcel A (Reference Plan LMP 34110) of
Lot 16, D.L.s 71 and 72, NWD Plan 60616

358

364

From: CD Comprehensive Development District (based on
M8 Advanced Technology Research District and
Discovery Place Community Plan guidelines)

To: Amended CD Comprehensive Development District
(based on M8 Advanced Technology Research
District and Discovery Place Community Plan
guidelines)

Address: 4285 Mathissi Place, 4330 Sanderson Way and
Ptn. of 4390 Sanderson Way

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development, including the necessary Community Plan adjustment, 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:
Rez #03-34 Ptn. of Parcel "A" (J60789E) Lot 9 Except:
Firstly: East 33 ft. Secondly: Part Subdivided by
Plan 16571, Thirdly: Part on Plan 24586, Blk 3,
D.L. 206, Group 1, NWD Plan 1071

377 379

From: C2 Community Commercial District

To: C2 and C2a Community Commercial District

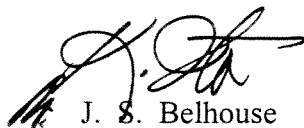
Address: Ptn. of 6620 Hastings Street

RECOMMENDATIONS:

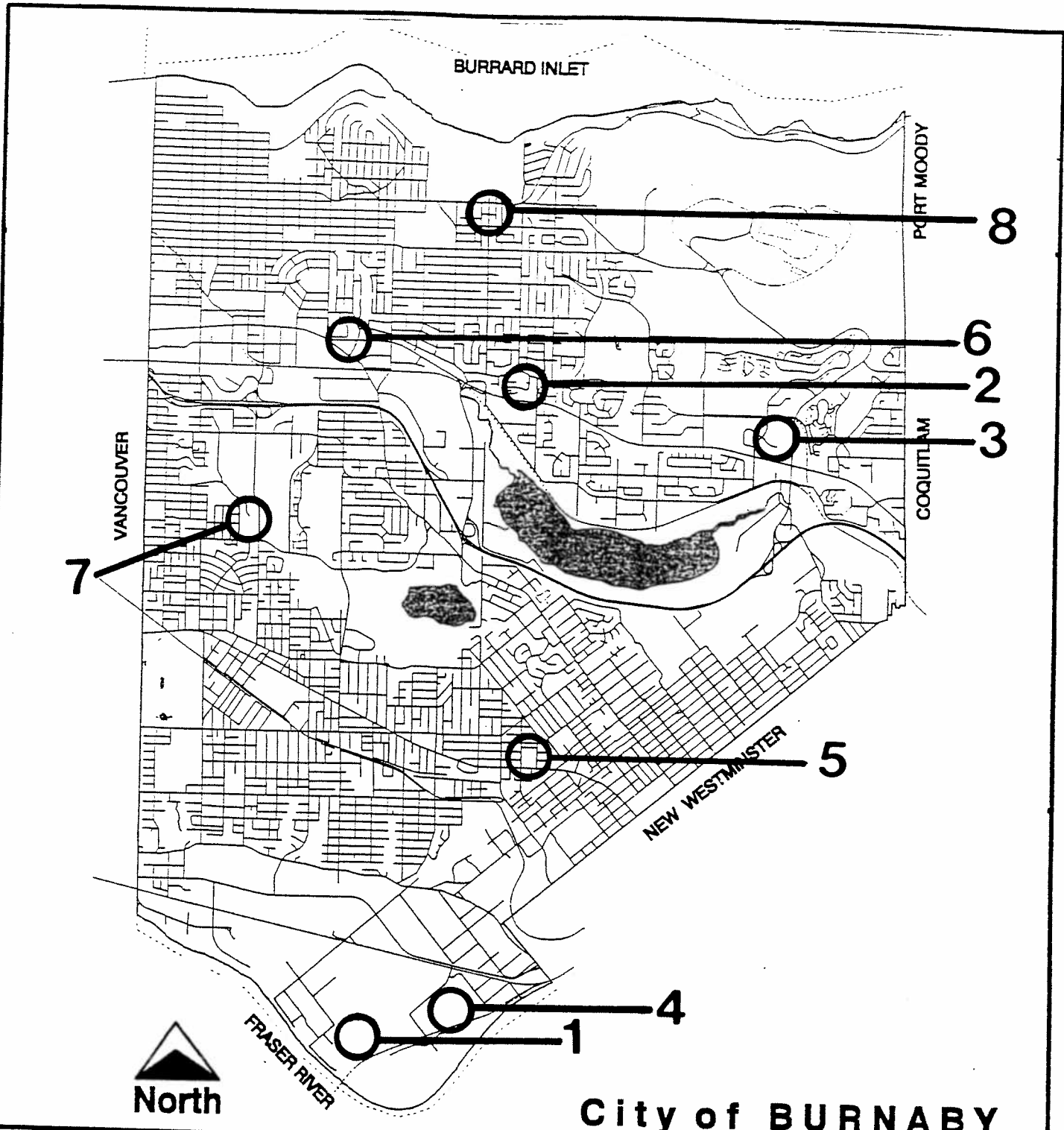
1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2003 August 11 and to a Public Hearing on 2003 August 26 at 7:30 p.m.

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 granting of 219 Covenant limiting the use of the subject tenant space to a wine store or any permitted C2 District use.



J. S. Belhouse
Director Planning and Building




Planning And Building Department

Scale:

Drawn By: DB

Date: 2003 July 21

Rezoning Series

 Item Nos.

