

**TO:** CITY MANAGER  
**FROM:** DIRECTOR PLANNING AND BUILDING  
**SUBJECT:** REZONING REFERENCE #03-39  
7550 & 7570 Sixth Street, 7918 Graham Avenue (see attached sketch #1)

2004 JANUARY 5

**PURPOSE:** To seek Council authority to work with the applicant on a suitable plan of development for an RM1 District low density multiple family development in accordance with the adopted Sixth Street Community Plan.

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**RECOMMENDATIONS:**

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.

**REPORT**

On 2003 September 29, Council received a report regarding the subject rezoning application. The application was submitted to rezone the subject site to CD Comprehensive Development District (based on RM3 Multiple Family Residential District and C2 Community Commercial District guidelines) in order to permit the development of a mixed use commercial/multiple family residential project.

The report discussed the rezoning application in the context of both the current Sixth Street Community Plan, which was adopted by Council in 1982 and a review of the plan, which was authorized by Council on 1998 October 5. In terms of the current adopted plan, the subject site (see **attached** Sketch #1) is located within the Council-adopted Sixth Street Area Plan and is designated for low density multiple-family housing (see **attached** Sketch #2). Therefore, the rezoning application as submitted is in conformance with the required lot assembly and the multiple-family residential use of the site, but not in conformance with the adopted area plan in terms of the proposed commercial component to the development and density of the multiple-family residential component.

Burnaby's Official Community Plan (OCP) indicates a Village Centre along Sixth Street between Fourteenth and Seventeenth Avenues. While a concept for the area has yet to be finalized, the application for a mixed use commercial/multiple family residential development was submitted on the basis of the site being part of the core. It was, however, acknowledged that a draft Sixth Street Community Plan had not been advanced to the Housing Committee and Council for consideration and as it was premature to pursue working on a plan of development for this rezoning. At that time

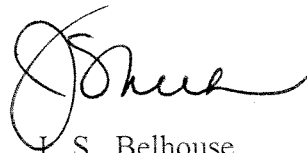
Council adopted the following recommendation:

“**THAT** this rezoning application be held in abeyance until the Housing Committee and Council forward the draft Sixth Street Community Plan to the public input process including the holding of the associated Public Open House.”

Since that time it has been concluded that it is premature at this time to advance a report to the Housing Committee on a draft Sixth Street Community Plan. Staff have begun an investigation of the ways and means of bringing about improvements to Edmonds Street between Canada Way and Kingsway, which is a Secondary Core in the Edmonds Town Centre Plan. It is considered beneficial to determine the general direction of this investigation prior to advancing a draft Sixth Street Community Plan to the public input stage as the results may impact the recommendations in the draft plan due to the contiguous nature of these two community plan areas. However, in order to avoid undue delay in processing this application coupled with the desirability for regeneration in this area, it is considered that pursuit of an amended development proposal in line with the currently adopted Community Plan would not be inappropriate.

It is therefore recommended that Council authorize this Department to work with the applicant on a suitable plan of development for presentation to a Public Hearing, utilizing CD Comprehensive Development District zoning, based on RM1 Multiple Family Residential District guidelines, which is in accordance with the land use and density permitted under the currently adopted Sixth Street Community Plan. One minor amendment which is proposed to be pursued through the suitable plan of development is the pursuit of a plan of development which excludes a lane to the rear of the site, abutting 7924 Graham Avenue. The adopted Sixth Street Community Plan shows a lane to be developed through this site from Graham Avenue to Fifteenth Avenue. It has been concluded, however, that a rear lane is not necessary for traffic circulation purposes for this development and that an appropriate interface could be developed between the proposed multiple family residential development and the existing single family residences without a dedicated lane right-of-way.

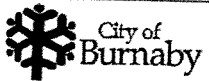
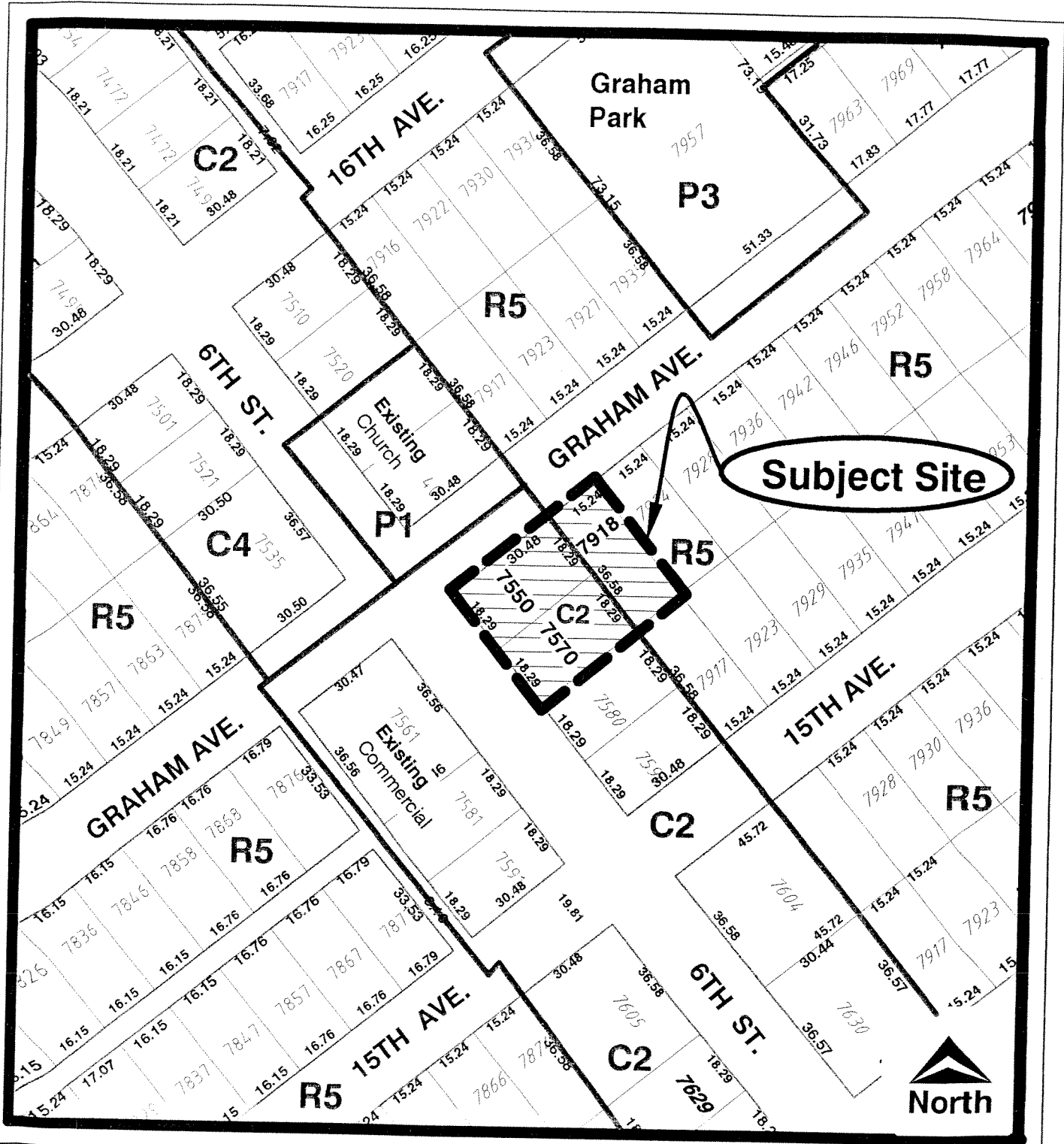
The proposed changes to this application have been discussed with the applicant and the applicant is prepared to explore a low density multiple family residential development, with no lane dedication.



J. S. Belhouse  
Director Planning and Building

BW:gk  
Attach

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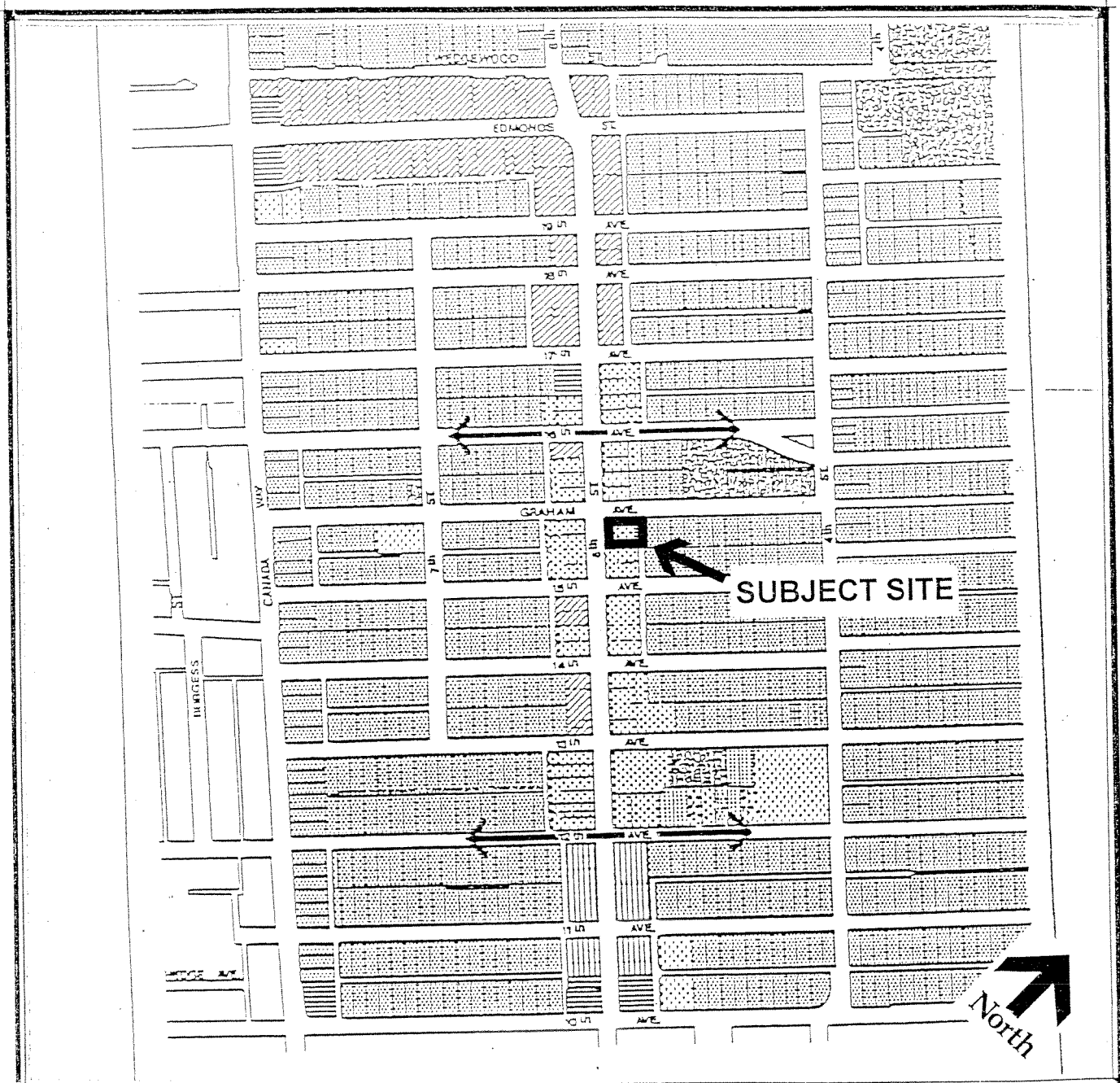
City of Burnaby

Planning and Building Department

Scale: 1 = 1500  
 Drawn By: J.P.C.  
 Date: September 2003

REZONING REFERENCE 03-- 39  
 7550,7570 Sixth St. & 7918 Graham Ave.

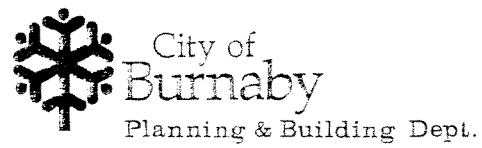
Sketch # 1



Date: Sept. 2003

Scale: N.T.S.

Drawn By: S.J.



SIXTH STREET  
COMMUNITY PLAN

- Legend:
- Commercial C-1
  - Commercial C-2
  - Commercial (Gas Station)
  - Low Density Group Housing RM1
  - Single Family/Duplex
  - Institutional
  - Park
  - Primary Pedestrian Connection

REZONING REFERENCE 03-39  
7550, 7570 Sixth St. & 7918 Graham Ave.

Sketch #2