

TO: CITY MANAGER 2005 JULY 19

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 2005 August 30 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>
<p>Item #1 Rez #05-26</p> <p>Application for the rezoning of: Lot 1, D.L. 79, Group 1, NWD Plan LMP4963, Lots 61, D.L.'s 79 & 80, Lot 62, D.L. 79, Group 1, NWD Plan 73491</p> <p>From: P5 Community Institutional District and CD Comprehensive Development District (based on P5 Community Institutional District)</p> <p>To: Amended CD Comprehensive Development District (based on P5 Community Institutional District, RM3 Multiple Family Residential District and Central Administrative Area Plan as guidelines)</p> <p>Address: 4035, 4151 and 4279 Norland Avenue</p>	<p>313</p>	<p>316</p>

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized to work with the applicant, on the basis outlined in this report, 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 #2	Application for the rezoning of:	321	327
Rez #05-27	See <u>attached</u> Schedule A		

From: R5 Residential District

To: CD Comprehensive Development District (based on P2 Administration and Assembly District, P6 Regional Institutional District, C2 Community Commercial District and C3 General Commercial District and Burnaby Lake Sports Complex West Plan guidelines)

Address: See attached Schedule A

RECOMMENDATIONS:

1. **THAT** a copy of this report be sent to the property owners at 3600 Norland Avenue (Eight Rinks) and 6556 Sprott Street (Jamatkhana Centre) and to the Parks, Recreation and Cultural Commission.
2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public

Hearing based on the preliminary concept as outlined in this report on the understanding that a more detailed report will be submitted at a later date.

Item #3 Application for the rezoning of: 334 336
Rez #05-28 Lot 63, D.L. 216, Group 1, NWD Plan 10926

From: R2 Residential District

To: R2a Residential District

Address: 7284 Braeside Drive

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized 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 detailed report will be submitted at a later date.

Item #4 Application for the rezoning of: 339 339
Rez #05-29 Lot 10, D.L. 155, Group 1, NWD Plan BCP17915

From: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Glenwood Industrial Estates Concept Plan)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Glenwood Industrial Estates Concept Plan)

Address: 8168 Glenwood Drive

RECOMMENDATION:

1. **THAT** this report be received for information purposes.

Item #5	Application for the rezoning of:	343	345
Rez #05-31	Lot D, D.L. 53, Group 1, NWD Plan BCP7569		

From: M1 Manufacturing District
To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the "Attachment A" Development Guidelines prepared by the City of Burnaby)

Address: 7799 - 18th Street

RECOMMENDATIONS

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2005 August 15, and to a Public Hearing on 2005 August 30, 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 subdivision of the site into two legal parcels.

Item #6	Application for the rezoning of:	351	353
Rez #05-32	East Half of Lot 36, East Half of Lot 37, West Half of Lot 36, West Half Lot of 37, D.L. 152, Group 1, NWD Plan 1520		

From: RM3 Multiple Family Residential District
To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Metrotown Development Plan as guidelines)

Address: 5079 & 5091 Imperial Street

RECOMMENDATION:

- 1 **THAT** the Planning and Building Department be authorized 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 detailed report will be submitted at a later date.

Item #7	Application for the rezoning of:	357	359
Rez #05-33	Lots 9, 10 & 11, Blk 7, D.L. 96, Group 1, NWD Plan 1194		

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines)

Address: 6728, 6738 & 6750 Arcola Street

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized 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 detailed report will be submitted at a later date.

Item #8	Application for the rezoning of:	363	363
Rez #05-34	Lot E, D.L. 29, Plan 5878, Lot B & C, D.L. 29, Plan 4619, Lot D, D.L. 29, Plan 4619, North Half of Lot 4, Blk 19, D.L. 29, Plan 3035, West 44 ft. of Lot 5 , Blk 19, D.L. 29 Plan 3035, and South Half of Lot 4, Blk 19, D.L. 28, Group 1, NWD Plan 3035		

From: C4 Service Commercial District and R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines)

Address: **7610, 7636 and 7646 Kingsway, 7420 and
7438 14th Avenue and 7640 Lane
Allowance**

RECOMMENDATION:

1. **THAT** this report be received for information purposes.

Item #9	Application for the rezoning of:	367	367
Rez #05-35	Lot 3, D.L. 167, Group 1, NWD Plan BCP15933		

From: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Burnaby Business Park Concept Plan)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District and Burnaby Business Park Concept Plan)

Address: **8105 North Fraser Way**

RECOMMENDATION:

1. **THAT** this report be received for information purposes.

Item #10	Application for the rezoning of:	371	374
Rez #05-36	Lot 42, D.L. 70, Group 1, NWD Plan 52864		

From: CD Comprehensive Development District (based on P2 Administration and Assembly District, C1 Neighbourhood Commercial District and P6 Regional Institutional District)

To: Amended CD Comprehensive Development District
(based on M5 Light Industrial District, C1
Neighbourhood Commercial District and P5
Community Institutional District)

Address: 4400 Dominion Street

RECOMMENDATION:

- 1. **THAT** the Planning and Building Department be authorized 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 detailed report will be submitted at a later date.

Item #11 Application for the rezoning of:
Rez #05-37 See **attached** Schedule A

377 **379**

From: R5 Residential District

To: R9 Residential District

Address: See **attached** Schedule A

RECOMMENDATION:

- 1. **THAT** the Planning and Building Department be authorized to work with the applicant towards a suitable R9 District subdivision layout as a prelude to further consideration of the R9 rezoning proposal.

Item #12 Application for the rezoning of:
Rez #05-38 Lots 32, 33 & 34, D.L. 94, Group 1, NWD Plan 16466

383 **386**

From: R5 Residential District

To: CD Comprehensive Development District (based on
RM3 Multiple Family Residential District and Royal
Oak Community Plan as guidelines)

Address: 6524, 6538 & 6556 Elgin Avenue

RECOMMENDATIONS:

1. **THAT** copies of this report be sent to the owners of 6564, 6590 and 6616 Elgin Avenue which, along with the subject properties, are part of a differing assembly pattern in the Royal Oak Community Plan as discussed in Section 3.0 of this report.

2. **THAT** the sale be approved in principle of City property at 6538 Elgin Avenue and the western half of the lane allowance abutting the site for inclusion in the subject development site in accordance with the terms outlined in Section 4.2 this report, and subject to the applicant pursuing the rezoning proposal to completion.

3. **THAT** the Planning and Building Department be authorized 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 #13	Application for the rezoning of:	390	392
Rez #05-39	Ptn. of Lot 131, D.L. 43, Group 1, NWD Plan 41916		

From: R1 Residential District

To: R1a Residential District

Address: **Ptn. of 7540 Government Road**

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized 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 #14 Rez #05-40	Application for the rezoning of: Lot 'B', Block 49, DL 35, Group 1, NWD Plan 799; Parcel 'One' (Exp. Plan 15591), Lot 'A', Block 49, DL 35, Group 1, NWD Plan 799; Lot 'A' Except: Parcel 'One' (Exp. Plan 15591), Block 49, DL 35, Group 1, NWD Plan 799; Lot 6, DL 35, Group 1, NWD Plan 7313; Lot 7, DL 35, Group 1, NWD Plan 6779	395	398
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From: P1 Neighbourhood Institutional District and R5 Residential District

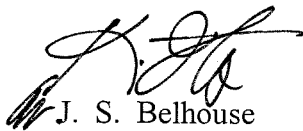
To: CD Comprehensive Development District (based on P5 Community Institutional District and RM3 Multiple Family Residential District)

Address: 3861, 3875 & 3891 Kingsway, 3880 & 3892 Sandell Street

RECOMMENDATIONS:

1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 4.2 of this report, and subject to the applicant pursuing the rezoning proposal to completion.

2. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing, incorporating the historic St. John the Divine Church in the proposed redevelopment plan for the site as outlined in this report, on the understanding that a more detailed report will be submitted at a later date.


J. S. Belhouse
Director Planning and Building

Rezoning Reference #05-27 Schedule "A"

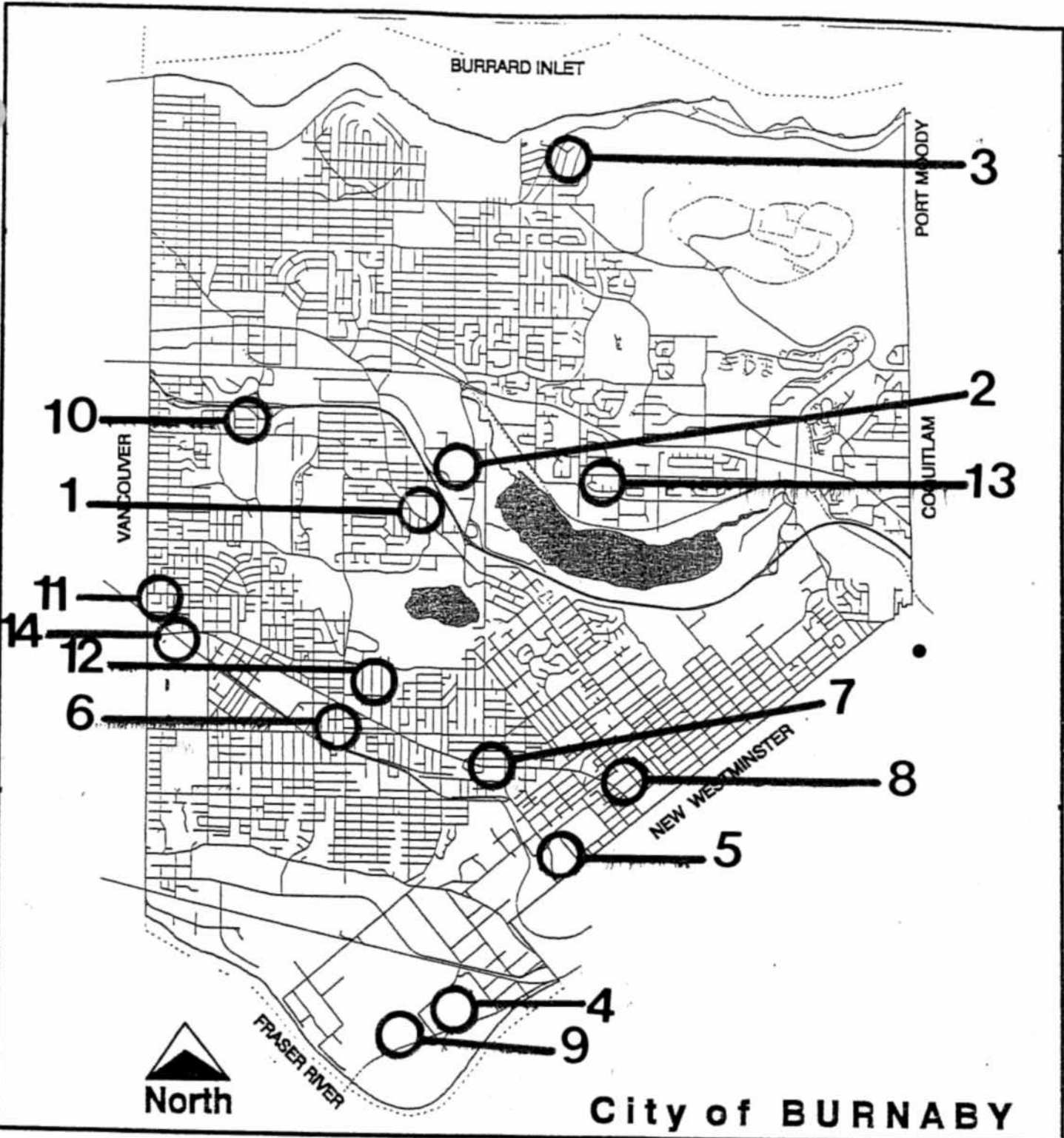
3711 Kensington Avenue	Lot 162 Except: Part in Plan BCP281, D.L. 77, Group 1, NWD Plan 28118
6546 Hardwick Street	Lot 71, Blk 4, D.L. 77, Group 1, NWD Plan 3051
6554 Hardwick Street	Lot 72, Blk 4, D.L. 77, Group 1, NWD Plan 3051
6562 Hardwick Street	Lot 73, Blk 4, D.L. 77, Group 1, NWD Plan 3051
6570 Hardwick Street	Lot 74, Blk 4, D.L. 77, Group 1, NWD Plan 3051
3625 Auckland Avenue	Lot "B", D.L. 77, Group 1, NWD Plan 7
6545 Woodsworth Street	Lot 86, Blk 4, D.L. 77, Group 1, NWD, Plan 3051
6546 Woodsworth Street	Lot 123, Blk 4, D.L. 77, Group 1, NWD, Plan 3051
6553 Woodsworth Street	Lot 85, Blk 4, D.L. 77, Group 1, NWD, Plan 3051
6554 Woodsworth Street	Lot 124, Blk 4, D.L. 77, Group 1, NWD, Plan 3051
6561 Woodsworth Street	Lot 84, Blk 4, D.L. 77, Group 1, NWD, Plan 3051
6562 Woodsworth Street	Lot 125, Blk 4, D.L. 77, Group 1, NWD, Plan 3051
6569 Woodsworth Street	Lot 85, Blk 4, D.L. 77, Group 1, NWD, Plan 3051
6570 Woodsworth Street	Lot 126, Blk 4, D.L. 77, Group 1, NWD, Plan 3051
6578 Woodsworth Street	Lot 127, Blk 4, D.L. 77, Group 1, NWD, Plan 3051
6586 Woodsworth Street	Lot 128, Blk 4, D.L. 77, Group 1, NWD, Plan 3051
6594 Woodsworth Street	Lot 129, Blk 4, D.L. 77, Group 1, NWD, Plan 3051
6596 Woodsworth Street	Lot 130, Blk 4, D.L. 77, Group 1, NWD, Plan 3051
6545 Sprott Street	Lot 138, Blk 4, D.L. 77, Group 1, NWD, Plan 3051
6553 Sprott Street	Lot 137, Blk 4, D.L. 77, Group 1, NWD, Plan 3051
6561 Sprott Street	Lot 136, Blk 4, D.L. 77, Group 1, NWD, Plan 3051
6569 Sprott Street	Lot 135, Blk 4, D.L. 77, Group 1, NWD, Plan 3051
6577 Sprott Street	Lot 134, Blk 4, D.L. 77, Group 1, NWD, Plan 3051
6585 Sprott Street	Lot 133, Blk 4, D.L. 77, Group 1, NWD, Plan 3051
6593 Sprott Street	Lot 132, Blk 4, D.L. 77, Group 1, NWD, Plan 3051
6597 Sprott Street	Lot 131, Blk 4, D.L. 77, Group 1, NWD, Plan 3051

Portions of Hardwick Street, Auckland Avenue and Woodsworth Street

**Rezoning Reference #05-37
Schedule A**

- | | | |
|---------------------------------|---|---|
| 3749 Burke Street | - | The east 50 ft. of lot 11 Except: Part included in Parcel "A" (Reference Plan 2110); DL 35, Grp 1, NWD Plan 799 |
| 3755 Burke Street | - | The west half of Lot 1, Blk. 23, DL 35, Grp 1, NWD Plan 1240 |
| Portion of 3765 Burke Street | - | Portion of the east half of Lot 1, Block 23, DL 35, Grp 1, NWD Plan 1240 |
| Portion of 3773 Burke Street | - | Portion of Lot A, DL 35, Grp 1, NWD Plan NWP87697 |
| 3781 Burke Street | - | Lot 3, Blk 23, D.L. 35, Grp 1, NWD Plan 1563 |
| 3778 Brandon Street | - | Lot "A" DL 35, Group 1, NWD Plan 4171 |
| Portion of 3770 Brandon Street, | - | Portion of Lot "B", DL 35, Group 1, NWD Plan 4171 |
| Portion of 3762 Brandon Street, | - | Portion of Strata Lot 1, DL 35, Group 1, Strata Plan LMS4568 |
| 5150 Lorraine Avenue | - | Lot 14, DL 35, Grp 1, NWD Plan 14202 |





City of Burnaby
Planning And Building Department

Scale:

REZONING SERIES

Drawn By: DB



Item Nos.

Date: 2005 JUL 25

