



Item	10
Meeting	2006 Nov 20

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2006 November 15
FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 01
Reference: Rez Series
SUBJECT: REZONING APPLICATIONS
PURPOSE: To submit the current series of new rezoning applications for Council's consideration.

RECOMMENDATION:

- THAT** Council set a Public Hearing for this group of rezonings on 2006 December 12 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.

	Page No.	Recommend. Page No.
Item #1 Application for the rezoning of: Rez #06-54 Lot 3 Except: Part Dedicated Road by Plan BCP4741 and Part in SRW Plan BCP8269, D.L. 167, Group 1, NWD Plan LMP2259	311	311

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 M2 General Industrial District, M5 Light Industrial District and Glenwood Industrial Estates Concept Plan as guidelines)

Address: 8131 Wiggins Street

RECOMMENDATION:

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

*City Manager
Rezoning Applications
2006 November 15Page 2*

**Page
No.** **Recommend.
Page No.**

Item #2 Application for the Rezoning of:
Rez #06-55 Lots 12, 13 & 14, Blk 8, D.L. 28, Group 1, NWD Plan
627

315

318

From: R5 Residential District

To: CD Comprehensive Development District (based on
RM3 Multiple Family Residential District and Sixth
Street Area Plan as guidelines)

Address: **7485 & 7495 Sixth Street and 7873 Sixteenth Avenue**

RECOMMENDATIONS:

1. **THAT** a copy of this report be sent to 7477 Sixth Street, 7865 Sixteenth Avenue and 7864 & 7874 Seventeenth Avenue.
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 on the understanding that a more detailed report will be submitted at a later date.

Item #3 Application for the rezoning of:
Rez #06-56 Ptn. of Lot 1, Except: Part in Plan BCP25760, D.L.'s 31,
101, 102, 141, 147, 209, 210 & 211, Group 1, NWD Plan
BCP6258

322

322

From: P11e SFU Neighbourhood District

To: CD Comprehensive Development District (based on
RM5 Multiple Family Residential District, C3 General
Commercial District and SFU Community Plan
guidelines)

Address: **Ptn. of 8888 University Drive**

RECOMMENDATION:

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

Item #4 Application for the Rezoning of:
Rez #06-57 Lot B, Except: Part on Plan LMP49418, D.L. 119, Group
1, NWD Plan LMP45761

327

329

From: CD Comprehensive Development District (based on
RM5 Multiple Family Residential District, P3 Park and

Public Use District and C3, C3h General Commercial District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, P3 Park and Public Use District, C3, C3h General Commercial District and Brentwood Town Centre Plan guidelines)

Address: 1899 Rosser Avenue (Unit 108)

RECOMMENDATION:

1. **THAT** Council reject this rezoning application.
2. **THAT** copies of this report be sent to the rezoning applicant, the property owner and to the General manager, Liquor Control and Licensing Branch.

Item #5 Application for the rezoning of:
Rez #06-58 Strata Lots 1 – 30, D.L. 136, Group 1, NWD Strata Plan LMS353, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.

333

335

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

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

Address: 1800, 1802 & 1812 Duthie Avenue and 7250 Halifax 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 more detailed report will be submitted at a later date.

Item #6 Application for the Rezoning of:
Rez #06-59 Lot 3, D.L. 152, Group 1, NWD Plan 1520

340

342

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Metrotown Development Plan guidelines)

Address: 6738 Marlborough Avenue

RECOMMENDATIONS:

1. **THAT** a copy of this report be sent to the property owners at 6712 Marlborough Avenue and 5055 Imperial Street.
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 on the understanding that a more detailed report will be submitted at a later date.

Item #7 Application for the Rezoning of:
Rez #06-60 Lot 1, Except: Part now Road on Statutory Right-of-Way Plan 21112, D.L. 125, Group 1, NWD Plan 3733, Lot 2, D.L. 125, Group 1, NWD Plan 3733 and Lot "E", D.L. 125, Group 1, NWD Plan 13191

346

350

From: M2 General Industrial District

To: CD Comprehensive Development District (based on RM3 and RM1 Multiple Family Residential Districts and Brentwood Town Centre Plan guidelines)

Address: 2122, 2216 & 2350 Delta Avenue

RECOMMENDATIONS:

1. **THAT** copies of this report be sent to the owners at 2316 Beta Avenue, 4828 Lougheed Highway and 2225 Douglas Road.
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 Section 3.2 of 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 #8 Application for the rezoning of: 354 355
Rez #06-61 See attached Schedule A

From: R1 and R4 Residential District and M2 General
Industrial District

To: P3 Park and Public Use District

Address: See attached Schedule A

RECOMMENDATION:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 November 27 and to a Public Hearing on 2006 December 12 at 7:30 p.m.

Item #9 Application for the Rezoning of: 361 361
Rez #06-62 Pcl 2, D.L. 206, Group 1, NWD Plan 80168, Pcl "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

From: CD Comprehensive Development District (based on C2,
C2a, C2h Community Commercial District)

To: Amended CD Comprehensive Development District
(based on C2, C2a, C2h Community Commercial
District)

Address: 6500 & 6620 Hastings Street

RECOMMENDATION:

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

Item #10 Application for the Rezoning of: 365 369
Rez #06-42 Lots 23 & 24, D.L. 80, Group 1, NWD Plan 1892

From: R4 Residential District

To: CD Comprehensive Development District (based on P5
Community Institutional District, RM2 Multiple Family
Residential District and Central Administration Area
Plan as guidelines and in accordance with the
development plan entitled "Marguerite Dixon Society
Transition House 5811 and 5837 Sunset Street" prepared
by Denis Turco Architect Inc.)

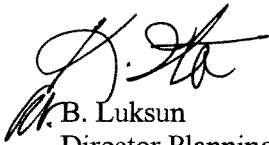
Address: 5811 & 5837 Sunset Street

RECOMMENDATIONS:

1. **THAT** the sale be approved of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 4.5 of this report and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 November 27 and to a Public Hearing on 2006 December 12 at 7:30 p.m.
3. **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 consolidation of the net project site into one legal parcel.
 - e. The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - f. The dedication of any rights-of-way deemed requisite.
 - g. The approval of the Ministry of Transportation to the rezoning application.
 - h. Compliance with the Council-adopted sound criteria.
 - i. The provision of a covered car wash and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director

Engineering and a commitment to implement the recycling provisions.

- j. The pursuance of Stormwater Management Best Practices in line with established guidelines.
- k. The deposit of the applicable Parkland Acquisition Charge.
- l. The deposit of the GVS & DD Sewerage charge.
- m. The completion of the sale of City property.



B. Luksun
Director Planning and Building

:gk
Attach

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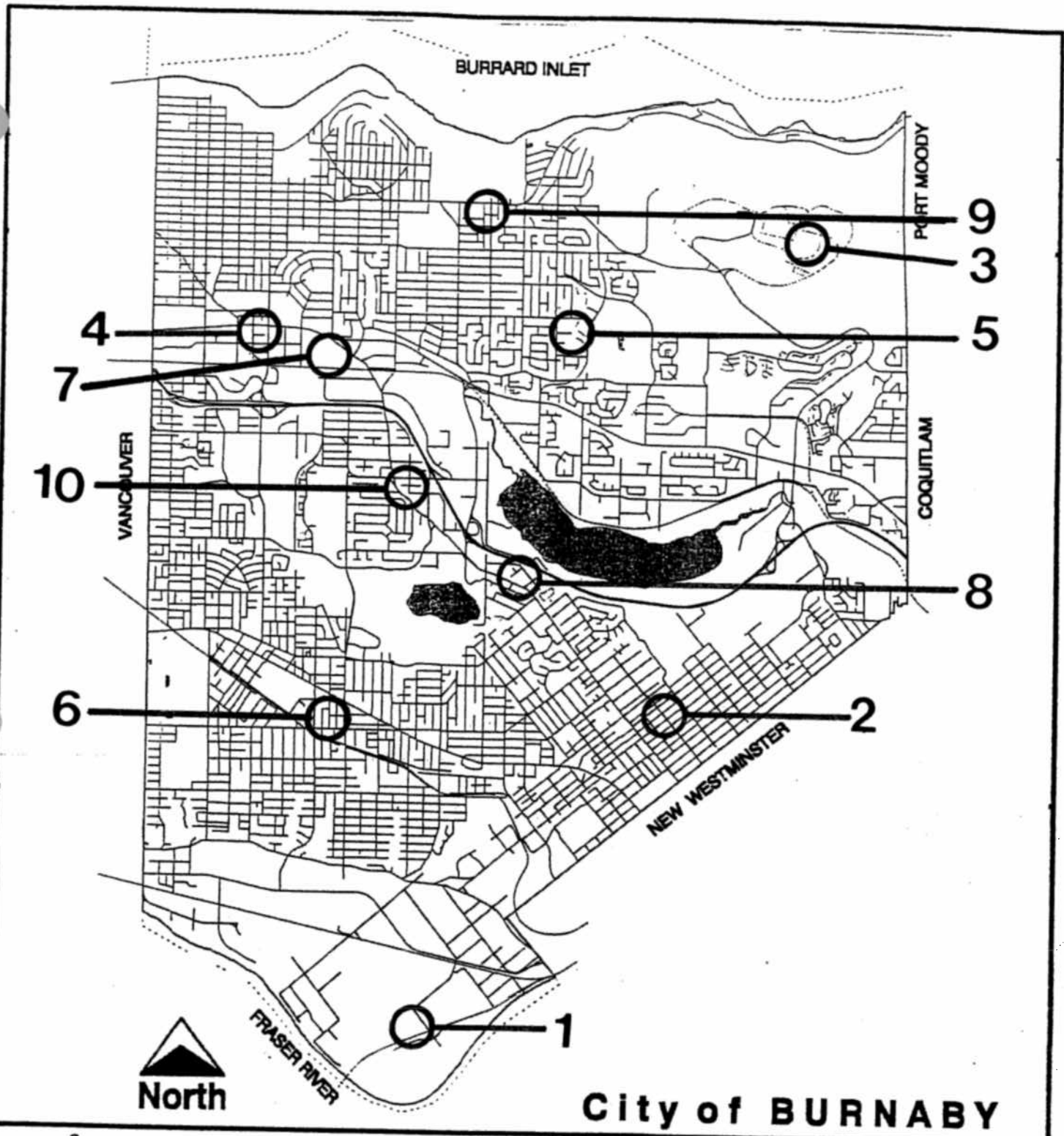
**Rezoning Reference #06-61
Schedule A**

<u>ADDRESS</u>	<u>LEGAL</u>	<u>EXISTING ZONING</u>
<u>Deer Lake Park</u>		
6570 Deer Lake Ave	Lot 6 except: the southerly 78 feet lying to the south of a straight line drawn perpendicularly distant 78 feet from the southerly boundary; DL 79, Grp 1, NWD Plan 1995	R1
5141 Sperling Ave	Lot A, DL 85, Grp 1, NWD Plan 73494	R1
5145 Sperling Ave	Lot 2, DL 85, Grp 1, NWD Plan 8861	R1
5195 Sperling Ave	Lot 1 except: Parcel 'A' (Explanatory Plan 34304), DL 85, Grp 1, NWD Plan 3484	R1
5255 Sperling Ave	Parcel 'A' (Reference Plan 3703), DL 85, Grp 1, except: Firstly; Parcel 'One' (Explanatory Plan 11350) Secondly: Parcel 2 (Reference Plan 35549) NWD	R1
<u>Jim Lorimer Park</u>		
2338 Gilmore Ave	Parcel 'One' (BY61071E) of Parcel 'A' (Explanatory Plan 14640) except: part on Plan BCP16303, Blocks 9 and 16, DL 119, Grp 1, NWD Plan 206	M2
<u>Canada Way/ Wilton Avenue Park</u>		
5215 Wilton Ave	Lot 15 except: part dedicated road on Plan LMP40742, DL 85, Grp 1, NWD Plan 1866	R4
5216 Wilton Ave	Lot 16, DL 85, Grp 1, NWD Plan 1866	R4
5249 Wilton Ave	Lot 14, DL 85, Grp 1, NWD Plan 1866	R4
5250 Wilton Ave	Lot 17, DL 85, Grp 1, NWD Plan 1866	R4
5285 Wilton Ave	Lot 13, DL 85, Grp 1, NWD Plan 1866	R4
5286 Wilton Ave	Lot 18, DL 85, Grp 1, NWD Plan 1866	R4
5316 Wilton Ave	Lot 19, DL 85, Grp 1, NWD Plan 1866	R4
5333 Wilton Ave	Lot 12, DL 85, Grp 1, NWD Plan 1866	R4
5350 Wilton Ave	Lot 20, DL 85, Grp 1, NWD Plan 1866	R4

5385 Wilton Ave	Lot 11, DL 85, Grp 1, NWD Plan 1866	R4
5386 Wilton Ave	Lot 21, DL 85, Grp 1, NWD Plan 1866	R4
5416 Wilton Ave	Lot 22, DL 85, Grp 1, NWD Plan 1866	R4
5348 Canada Way	Lot 5, DL 85, Grp 1, NWD Plan 1866	R4
5386 Canada Way	Lot 6, DL 85, Grp 1, NWD Plan 1866	R4
5398 Canada Way	Lot 7, DL 85, Grp 1, NWD Plan 1866	R4

P:\Gulzar\Karin Hung\Rez 06-61\Schedule A.doc





City of BURNABY



Planning And Building Department

Scale:

Drawn By: DB

Date: 2006 Nov. 20

Rezoning Series

○ — Item Nos

