



| | |
|---------------|-------------|
| Item | 14 |
| Meeting | 2006 May 29 |

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2006 May 24
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:

1. **THAT** Council set a Public Hearing for this group of rezonings on 2006 June 27 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 #06-10 | Lot 1, D.L. 167, Group 1, NWD Plan BCP15933 | 316 | 316 |

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, M5 Light Industrial District and Burnaby Business Park guidelines)

Address: 8055 North Fraser Way

RECOMMENDATION:

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

Address: 5150, 5279, 5324 Riverbend Drive, 8255, 8355 and 8360
Wiggins Street

RECOMMENDATIONS:

1. **THAT** a copy of this report be sent to the property owners and occupants of the subject lands for information purposes.
2. **THAT** the Rezoning Bylaw be prepared and advanced to First Reading on 2006 June 12, and to a Public Hearing on 2006 June 27 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.

| | | | |
|-------------------|--|------------|------------|
| Item #4 | Application for the rezoning of: | 339 | 339 |
| Rez #06-14 | Lot 74, D.L. 29, Group 1, NWD Plan 41638 | | |

From: C4 Service Commercial District and P8 Parking District

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

Address: 7595 Kingsway

RECOMMENDATION:

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

| | | | |
|-------------------|----------------------------------|------------|------------|
| Item #5 | Application for the rezoning of: | 343 | 345 |
| Rez #06-15 | See <u>attached</u> Schedule A | | |

From: R5 Residential District

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

Address: 5587, 5607, 5621 and 5635 Inman Avenue

RECOMMENDATIONS:

1. **THAT** a copy of this report be sent to the property owners at 5588, 5608, 5620, 5632, 5644 and 5656 Jersey Avenue for their information.
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 #6 | Application for the rezoning of: | 350 | 351 |
| Rez #06-16 | Lot 2, D.L. 92, Group 1, NWD Plan 70864 | | |

From: R9 Residential District

To: R4 Residential District

Address: 6036 Brantford Avenue

RECOMMENDATION:

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

| | | | |
|-------------------|---|------------|------------|
| Item #7 | Application for the rezoning of: | 354 | 357 |
| Rez #06-17 | Blk 14 Except: Firstly Part (0.05 of an acre more or less shown on Plan with Bylaw Filed 32393, Secondly: Part on Plan Filed 58377, Thirdly: Part Dedicated Road on Plan LMP3433, D.L. 44, Group 1, NWD Plan 3049 | | |

From: M5 Light Industrial District

To: CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District and in accordance with the development plan entitled "Polaris Water – Tenant Improvements" prepared by Streamline Facility Planning Corporation)

Address: 3676 Bainbridge Avenue

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 June 12 and to a Public Hearing on 2006 June 27 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 approval of the Ministry of Transportation to the rezoning application.
 - c) Provision of any necessary easements, covenants and statutory rights-of-way.

| | | | |
|-------------------------------------|---|------------|------------|
| Item #8 Rez #06-18 | Application for the rezoning of: Ptn. of Lot 1 Except: Plan on Statutory Right-of-way Plan LMP52290, D.L. 130, Group 1, NWD Plan 84530 | 360 | 363 |
| From: | M2 General Industrial District and R2 Residential District | | |
| To: | CD Comprehensive Development District (based on M2 General Industrial District, R2 Residential District and in accordance with the development plan entitled "Coastal Ford" prepared by Omicron Consulting Group) | | |
| Address: | Ptn. of 5750 Loughheed Highway | | |

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 June 12 and to a Public Hearing on 2006 June 27 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 and easements.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 June 12 and to a Public Hearing on 2006 June 27 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 the applicable GVS & DD Sewerage Charge.

Item #11 Application for the rezoning of:
WITHDRAWN

Item #12 Application for the rezoning of:
Rez #06-22 Lots 2 and 3, Blk 45, D.L. 69, Group 1, NWD Plan 1321

380

383

From: R5 Residential District

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

Address: 3826 & 3842 Norfolk Street

RECOMMENDATIONS:

1. **THAT** copies of this report be sent to the owners of 3812, 3854 and 3862 Norfolk Street and 3819 Canada Way.
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 #13 Application for the rezoning of:
Rez #06-23 Lot 2, D.L. 155B, Group 1, NWD Plan BCP21081 and
Parcel "D" Except: Part on Plan BCP22917, D.L. 155B,
Group 1, NWF Plan 85194

387

391

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

To: Amended CD Comprehensive Development District (based on C2 Community Commercial District, the Byrne Road and Marine Way Commercial Precinct Development Plan as guidelines, and in accordance with the development plan entitled "Completion of Marine Promenade Commercial Centre" prepared by Kasian Architecture Interior Design and Planning Ltd.)

Address: 7501 Market Crossing and 5782 Marine Way

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 June 12 and to a Public Hearing on 2006 June 27 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 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 any necessary statutory rights-of-way, easements and covenants.
 - e. The consolidation of the net project site (7501 Market Crossing and 5782 Marine Way) into one legal parcel.
 - f. The cancellation of redundant rights-of-way, easements and agreements secured previously to provide services and access to the lot at 5782 Marine Way.
 - g. The deposit of the applicable GVS & DD Sewerage Development Charge.
 - h. The granting of a Section 219 Covenant respecting flood proofing requirements.

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

Address: Ptn. of 8545 North Fraser Way and Ptn. of 5595 Trapp
Avenue

RECOMMENDATION:

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

| | | | |
|-------------------|--|------------|------------|
| Item #16 | Application for the rezoning of: | 404 | 404 |
| Rez #06-26 | Portion of Lot 1, D.L. 155, Group 1, NWD Plan BCP21951, Portion of Parcel "A" Except: Firstly: Part Subdivided by Plan BCP4738, Secondly: Part Subdivided by Plan BCP8172, Thirdly: Part Subdivided by Plan BCP 21951, Fourthly: Part Subdivided by Plan BCP2238, D.L. 155, Group 1, NWD Plan BCP4737 | | |

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 the Big Bend Development Plan
and Glenwood Industrial Estates Concept Plan
guidelines)

Address: Ptn. of 8545 North Fraser Way and Ptn. of 5595 Trapp
Avenue

RECOMMENDATION:

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

| | | | |
|-------------------|---|------------|------------|
| Item #17 | Application for the rezoning of: | 408 | 411 |
| Rez #06-27 | Portion of Lot 1, D.L. 155, Group 1, NWD Plan BCP21951, Portion of Parcel "A" Except: Firstly: Part Subdivided by Plan BCP4738, Secondly: Part Subdivided by Plan BCP8172, Thirdly: Part Subdivided by Plan BCP 21951, Fourthly: Part Subdivided by Plan BCP22388, D.L. 155, Group 1, NWD Plan BCP4737 | | |

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 guidelines)

Address: Ptn. of 8545 North Fraser Way and Ptn. of 5595 Trapp Avenue

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 #18 Application for the rezoning of:
Rez #06-28 Lot 1, D.L.'s 31, 101, 102, 141, 147, 209, 210, 211,
 Group 1, NWD Plan BCP6258

415

415

From: CD Comprehensive Development District (based on M5 Light Industrial District and Discovery Parks [SFU Site] guidelines)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District, P6 Regional Institutional District and Discovery Parks [SFU Site] guidelines)

Address: 8900 Nelson Way

RECOMMENDATION:

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

Item #19 Application for the rezoning of:
Rez #06-29 Lot 3, D.L. 58, Group 1, NWD Plan 23988

420

422

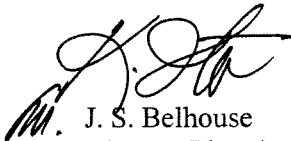
From: R1 Residential District and M3 Heavy Industrial District

To: R1 Residential District and CD Comprehensive
Development District (based on B1 Suburban Office
District, M5 Light Industrial District and Lake City
Business Centre guidelines)

Address: **8081 Lougheed Highway**

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.



J. S. Belhouse
Director Planning and Building

:gk
Attach

P:\Gulzar\PL - Rez Series May 2006.doc

**Schedule A: Description of Subject Properties
Rezoning Ref. 06-13**

| ADDRESS | OWNER | CURRENT ZONING | EXISTING USE | LOT AREA (sq. ft.) |
|---|--|-----------------------|--|---------------------------|
| 5150 Riverbend Drive | GVS & DD | M3 Portion CD | Waste to Energy Incinerator and Accessory Uses | 193,003 (4.4 acres) |
| 5279 Riverbend Drive | Norampac Inc., Inc. No. A47533 | M3 | Vacant Land | 54,016 (1.2 acres) |
| 5324 Riverbend Drive | 557028 B.C. Ltd., Inc. No. 557028 | M3 | Concrete Plant, Warehousing and Accessory Uses | 837,576 (19.2 acres) |
| 8255 Wiggins Street | Norampac Inc., Inc. No. A47533 | M3 | Paper Manufacturing, Warehousing and Accessory Uses | 2,044,178 (46.9 acres) |
| 8355 Wiggins Street | Wigg Holdings Ltd. (Incorporation No. 410765) | M3 | Roofing Materials Manufacturing, Warehousing and Accessory Uses | 314,853 (7.2 acres) |
| 8360 Wiggins Street (formerly Wheaton St.) | Norampac Inc., Inc. No. A47533 | M3 | Cardboard Box Manufacturing, Warehousing and Accessory Uses | 675,638 (15.5 acres) |

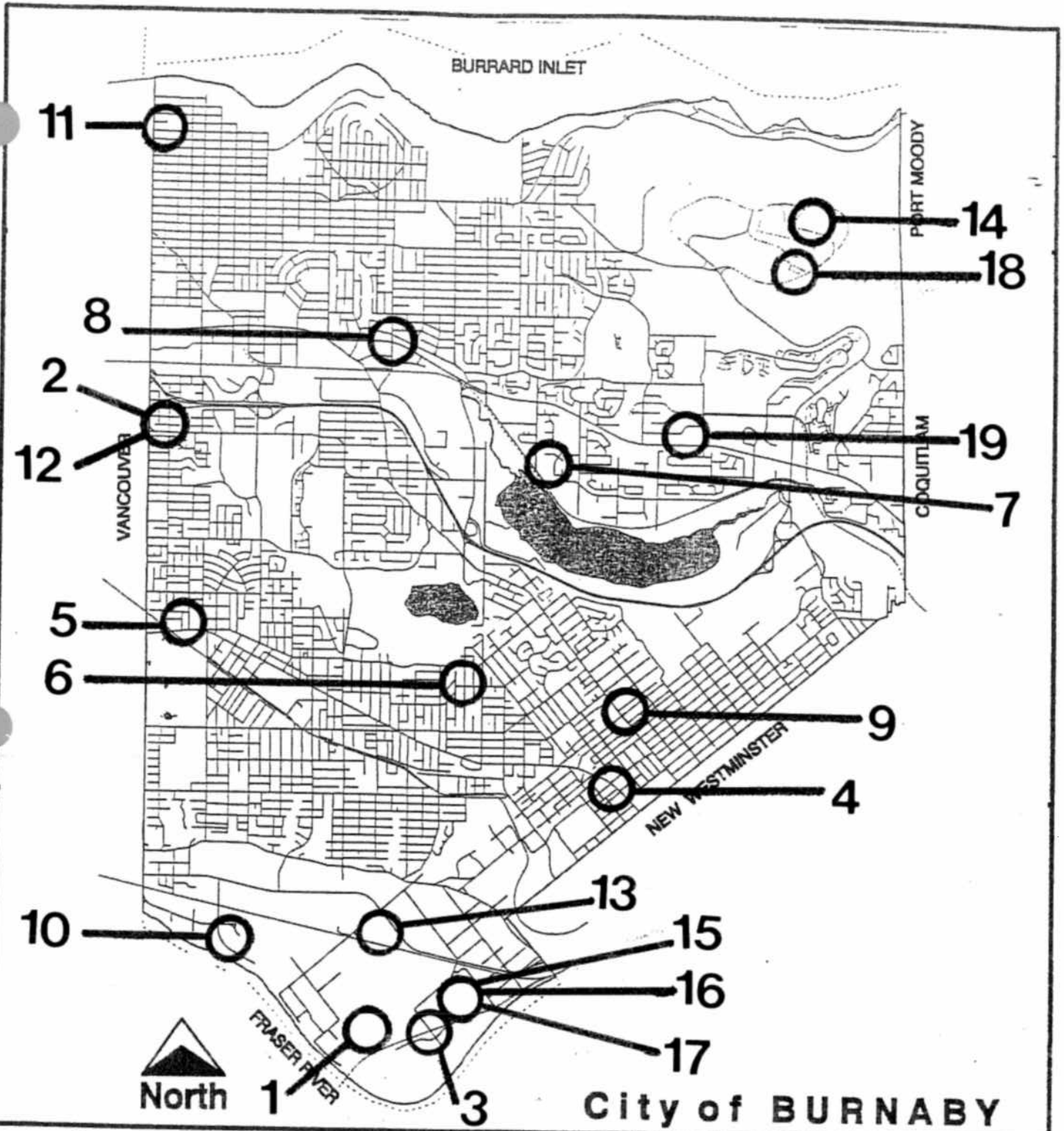
Legal Descriptions:

- 5150 Riverbend Drive - Lot 1, D.L. 167, Group 1, NWD Plan 72187
- 5279 Riverbend Drive - Lot 1, D.L. 167, Group 1, NWD Plan 18016
- 5324 Riverbend Drive - Lot 48 Except: Part Road on Ref. Pl. 58599, D.L. 155, Group1, NWD Plan 57656
- 8255 Wiggins Street - Lot 48 Except: Firstly: Parcel "A" (Bylaw Pl 70015); Secondly: Part Subdivided by Plan 72187; D.L. 167, Group 1, NWD Plan 48061
- 8355 Wiggins Street - Lot 43, D.L. 167, Group 1, NWD Plan 25676
- 8360 Wiggins Street - Lot 49, D.L. 167, Group 1, NWD Plan 48061

**Rezoning Reference #06-15
Schedule A**

- 5587 Inman Avenue - East 114.50 of Lot 1, D.L. 34, Group 1, NWD Plan 2038
- 5607 Inman Avenue - North 50 ft. Lot 1, D.L. 34, Group 1, NWD Plan 2115
- 5621 Inman Avenue - South 12 ft. of Lot 1, D.L. 34, Group 1, NWD Plan 2115 having a frontage of 50 ft. on Inman Ave. with a uniform width for the full depth of Lot
- 5621 Inman Avenue - North 38 ft of Lot 2, D.L. 34, Group 1, NWD Plan 2115 having a frontage of 50 ft. on Inman Avenue with a uniform width for the full depth of Lot
- 5635 Inman Avenue - North 26 ft. of Lot 3, D.L. 34, Group 1, NWD Plan 2115 having a frontage of 26 ft. on Inman Avenue and a uniform width the full depth of said Lot and adjoining Lot 2
- 5635 Inman Avenue - Lot 2 Except: North 38 ft., D.L. 34, Group 1, NWD Plan 2115

P:\Gulzar\Johannes\Rez 06-15\Schedule A.doc



Planning And Building Department

Scale:

Drawn By: DB

Date: 2006 MAY 29

Rezoning Series

○ ITEM NOS.

NB: ITEM NO. 11 WITHDRAWN

