



## INTER-OFFICE MEMORANDUM

**TO:** CITY CLERK 2015 April 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #14-37**  
**BYLAW #13409, AMENDMENT BYLAW NO. 35, 2014**  
**Rezoning of 40 properties to the P12 Utility Corridor District**  
**Third Reading and Final Adoption**

**ADDRESS:** Forty (40) properties in the Morley-Buckingham, Richmond Park, and Kingsway-Beresford neighbourhoods, as listed in Schedule A (*attached*)

**LEGAL:** Schedule A (*attached*)

**FROM:** R1 Residential District, R2 Residential District, R3 Residential District, R5 Residential District, RM2 Multiple Family Residential District and RM3 Multiple Family Residential District

**TO:** P12 Utility Corridor District

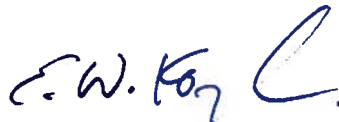
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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2014 November 03;
- b) Public Hearing held on 2014 November 25; and,
- c) Second Reading given on 2014 December 08.

There are no prerequisite conditions to this rezoning. Please arrange to return this amendment bylaw to Council for Consideration and Third Reading, and Reconsideration and Final Adoption on 2015 April 27.

A copy of the Public Hearing minutes for this rezoning application is *attached* for information.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

LF:spf  
*Attachment*

cc: City Manager  
Director Finance, Attn: R. Mester, Management Consultant

**SCHEDULE A**  
**Rezoning 14-37**  
**Newell Transmission Corridor**

ADDRESS	LEGAL DESCRIPTION	PID	ZONING	LOT AREA (m2)
<b>BC HYDRO CORRIDOR PROPERTIES</b>				
6760 Arcola St.	Lot 12, Block 7, D.L. 96, Group 1, NWD Plan 1194	011-142-162	RM3	557.42
6763 Arcola St.	Lot 33, Block 6, D.L. 96, Group 1, NWD Plan 1194	011-142-120	RM3	557.42
6772 Arcola St.	Lot 13, Block 7, D.L. 96, Group 1, NWD Plan 1194	011-142-171	RM3	557.42
6777 Arcola St.	Lot 32, Block 6, D.L. 96, Group 1, NWD Plan 1194	011-142-103	RM3	557.42
6780 Balmoral St.	Lot 13, Block 6, D.L. 96, Group 1, NWD Plan 1194	012-030-457	RM2	557.42
6792 Balmoral St.	Lot 14, Block 6, D.L. 96, Group 1, NWD Plan 1194	012-030-473	RM2	557.42
6808 Balmoral St.	Lot 15, Block 6, D.L. 96, Group 1, NWD Plan 1194	011-142-090	RM2	557.42
6809 Balmoral St.	Lot 30, Block 3, D.L. 96, Group 1, NWD Plan 1194	011-142-073	R5	557.42
6823 Balmoral St.	Lot 29, Block 3, D.L. 96, Group 1, NWD Plan 1194	011-142-065	R5	557.42
6831 Balmoral St.	Lot 28, Block 3, D.L. 96, Group 1, NWD Plan 1194	011-142-057	R5	557.42
6843 Balmoral St.	Lot 27, Block 3, D.L. 96, Group 1, NWD Plan 1194	011-142-049	R5	557.42
6844 Elwell St. (Lot 17)	That Portion Lot 17, Block 3, D.L. 96, Group 1, NWD Plan 1194 Shown Outlined Red On Statutory Right Of Way Plan 10599	011-141-981	R5	451.76
6844 Elwell St. (Lot 18)	That Portion Lot 18, Block 3, D.L. 96, Group 1, NWD Plan 1194 Shown Outlined Red On Statutory Right of Way Plan 10599	011-141-999	R5	557.42
6856 Elwell St.	Lot 19, Block 3, D.L. 96, Group 1, NWD Plan 1194	011-142-014	R5	557.42
6868 Elwell St.	Lot 20, Block 3, D.L. 96, Group 1, NWD Plan 1194	011-142-031	R5	557.42
6869 Elwell St.	Lot 24, Block 2, D.L. 96, Group 1, NWD Plan 1194	011-141-948	R5	527.22

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ADDRESS	LEGAL DESCRIPTION	PID	ZONING	LOT AREA (m2)
<b>BC HYDRO CORRIDOR PROPERTIES</b>				
6885 Elwell St.	Lot 23, Block 2, D.L. 96, Group 1, NWD Plan 1194	011-141-921	R5	527.22
6891 Elwell St.	Lot 22, Block 2, D.L. 96, Group 1, NWD Plan 1194	011-141-905	R5	421.78
6667 Salisbury Ave	Lot 67, D.L. 95, Group 1, NWD Plan 1056	011-990-449	R5	356.75
6687 Salisbury Ave.	Lot 66, D.L. 95, Group 1, NWD Plan 1056	011-990-406	R5	356.75
7085 Burford St.	Part .284 Of An Acre More Or Less Of Lot 162, D.L. 92, Group 1, NWD Plan 1146 As Shown Red On Statutory Right Of Way Plan 10599	013-784-374	R5	1,175.06
7086 Burford St.	Lot 21, D.L. 92, Group 1, NWD Plan 1318	012-091-278	R5	577.92
7051 Halligan St.	Lot 64, D.L. 95, Group 1, NWD Plan 1056	011-990-384	R5	119.74
7061 Halligan St.	Lot 65, D.L. 95, Group 1, NWD Plan 1056	011-990-392	R5	180.65
6908 Imperial St.	All That Portion Lot 1, D.L. 95, Group 1, NWD Plan 556 As Shown On Statutory Right Of Way Plan 10599	013-644-211	R5	1,623.93
6559 Leibly Ave.	Lot 12, Block 1, D.L. 91, Group 1, NWD Plan 1348	012-168-980	R3	1,174.26
6560 Leibly Ave.	Lot 1, Block 2, D.L. 91, Group 1, NWD Plan 1348	012-169-013	R3	1,135.72
6558 Malvern Ave.	Lot 2, Block 3, D.L. 91, Group 1, NWD Plan 1348	012-169-081	R5	836.13
6568 Malvern Ave.	Lot 1, Block 3, D.L. 91, Group 1, NWD Plan 1348	012-169-064	R5	1,131.93
6569 Malvern Ave.	Lot 12, Block 2, D.L. 91, Group 1, NWD Plan 1348	012-169-048	R5	1,205.42
6617 Salisbury Ave.	Lot 70, D.L. 95, Group 1, NWD Plan 1056	011-990-431	R5	149.18
6637 Salisbury Ave.	Lot 69, D.L. 95, Group 1, NWD Plan 1056	011-990-422	R5	248.63

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ADDRESS	LEGAL DESCRIPTION	PID	ZONING	LOT AREA (m2)
<b>BC HYDRO CORRIDOR PROPERTIES</b>				
6647 Salisbury Ave.	Lot 68, D.L. 95, Group 1, NWD Plan 1056	011-990-414	R5	345.78
6620 Sixth St.	Lot 211, D.L.'s 89 & 90, Group 1, NWD Plan 35322	007-146-094	R2	8,921.89
6570 Walker Ave.	Lot 1, Block 1, D.L. 91, Group 1, NWD Plan 1348	012-168-947	R3	1,179.85
<b>CITY OWNED PROPERTIES</b>				
6974 Imperial St.	Lot 63, D.L. 95, Group 1, NWD Plan 1056	011-990-376	R5	290.73
6984 Imperial St.	Lot 62, D.L. 95, Group 1, NWD Plan 1056	011-990-368	R5	262.74
6994 Imperial S.	Lot 61, D.L. 95, Group 1, NWD Plan 1056	011-990-341	R5	335.98
7405 Morley Dr.	Lot 324, D.L. 91, Group 1, NWD Plan 46432	002-460-203	R1	971.25
6595 Walker Ave.	Lot 162 Except: Firstly: Part On Statutory Right Of Way Plan 10599 Secondly: Part Subdivided By Plan 13681, D.L. 92, Group 1, NWD Plan 1146	012-012-131	R5	577.85

**BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 35, 2014 - BYLAW NO. 13409**

Rez. #14-37

**BC Hydro Corridor Properties**

6760, 6763, 6772 and 6777 Arcola Street; 6780, 6792, 6808, 6809, 6823, 6831 and 6843 Balmoral Street; 6844 (Lots 17 and 18), 6856, 6868, 6869, 6885 and 6891 Elwell Street; 7085 and 7086 Burford Street; 7051 and 7061 Halligan Street; 6908 Imperial Street; 6559 and 6560 Leibly Avenue; 6558, 6568 and 6569 Malvern Avenue; 6617, 6637, 6647, 6667 and 6687 Salisbury Avenue; 6620 Sixth Street and 6570 Walker Avenue

**City Owned Properties**

6974, 6984 and 6994 Imperial Street; 7409 Morley Drive; 6595 Walker Avenue

Lots 12 and 13 Blk 7, Lots 13, 14, 15, 32 and 33, Blk 6, Portion of Lots 17, 18, Lots 19, 20, 27, 28, 29 and 30, Blk 3, Lots 22, 23 and 24, Blk 2, DL 96, Group 1 NWD Plan 1194; Lots 61, 62, 63, 64, 65, 66, 67, 68, 69 and 70, DL 95, Group 1, NWD Plan 1056; Part .284 of an acre more or less of Lot 162, DL 92, Group 1, NWD Plan As Shown Red On Statutory Right Of Way Plan 10599; Lot 21, DL 92, Group 1 NWD Plan 1318; DL 90, NWD Plan 10303; Lot 12, Blk 1, Lots 1 and 12 Blk 2, Lots 1 and 2 Blk 3, DL 91, Group 1, NWD Plan 1348; Lot 211, 89 and 90, Group 1, NWD Plan 35322; Lot 1, Blk 1, DL 91, Group 1, NWD Plan 1348; Lot 324, DL 91, Group 1, NWD Plan 46432; Lot 162 Except: Firstly: Part on Statutory Right of Way Plan 10599; Secondly: Part subdivided by Plan 13681, DL 92, Group 1, NWD Plan 1146

From: R1 Residential District, R2 Residential District, R3 Residential District, R5 Residential District, RM2 Multiple Family Residential District, and RM3 Multiple Family Residential District

To: P12 Utility Corridor District

The purpose of the proposed zoning bylaw amendment is to maintain the Newell Transmission Corridor as a utility corridor consistent with the Official Community Plan (OCP) and other community plans.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2014 November 25 was received from Allan Leonard, Director, Properties and Securities, BC Hydro, 333-Dunsmuir Street, 12<sup>th</sup> Floor, Vancouver requesting that the City of Burnaby renew its consideration of the proposed rezoning to allow some time for BC Hydro and the City to work collaboratively and pursue alternatives that would meet the objectives and goals of both parties.

There were no further submissions received regarding Rezoning #14-37, Bylaw No. 13409.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #14-37, Bylaw No. 13409 be terminated.”

CARRIED UNANIMOUSLY