



Item
Meeting 2015 May 25

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 May 20

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 the information of Council.

Council consideration of the recommendations contained within the individual reports is requested. A short form notation of the report recommendations are also outlined below for the convenience of Council.

Item #01 Application for the Rezoning of:
Rez #15-12 Lot 5, DLs 155C, 166 and 167, Group 1, NWD Plan LMP39018 Except Plan BCP8603, BCP15933, BCP32333 and BCP36851

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 Concept Plan as guidelines)

Address: Portion of 8398 North Fraser Way

Purpose: To permit construction of a multi-tenant industrial building.

RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue 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 #02 Application for the rezoning of:
Rez #15-13 Lots 13 and 14, Block 6, DL 121, Group 1, NWD Plan 1054

From: RM6 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM6 Hastings Village Multiple Family Residential District and Hastings Street Area Plan guidelines)

Address: **4350 and 4356 Albert Street**

Purpose: To permit the construction of a townhouse development with enclosed parking at grade.

RECOMMENDATIONS

1. **THAT** the sale be approved in principle of City-owned property at 4356 Albert Street 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.
2. **THAT** the Planning and Building Department be authorized to continue 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 #03 Application for the Rezoning of:
Rez #15-14 Lot B, DL 96, Group 1, NWD Plan 10963

From: R5 Residential District

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

Address: **7062 Sperling Avenue**

Purpose: To permit construction of a townhouse development with enclosed parking at grade.

RECOMMENDATIONS

1. **THAT** the Planning and Building Department be authorized to continue 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.
2. **THAT** copies of this report be sent to the owners of 7090 Sperling Avenue and 6715 Arcola Street which, along with the subject property, are outlined for inclusion in a potential larger site assembly in the Edmonds Town Centre Plan area.

Item #04 Application for the rezoning of:
Rez #15-15 Lots C and D, Block 6, DL 119, Group 1, NWD Plan BCP51027

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and C3 General Commercial District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Brentwood Town Centre Plan guidelines)

Address: 2085 and 2088 Skyline Court

Purpose: To permit changes to the exterior architecture, unit configuration and commercial floor area for the Phase III and Phase IV of the SOLO District. The residential density for these phases approved under Rezoning #06-47 remains unchanged.

RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue 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 #05 Application for the Rezoning of:
Rez #15-16 Lot A, DL 59, Group 1, NWD Plan BCP44468

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District)

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District)

Address: 2900 Bainbridge Avenue

Purpose: To permit the installation of a rooftop antenna facility with surrounding parapet and an at-grade equipment compound.

RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue 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 #06 Application for the Rezoning of:
Rez #15-18 Schedule A (*attached*)

From: C4 Service Commercial District and R5 Residential District

To: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2 Community Commercial District, RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines)

Address: **7855/7877 Kingsway, 7375/7377/7381/7387 Tenth Avenue and
7374/7376/7382 Eleventh Avenue**

Purpose: To permit the construction of a mixed-use development with underground and surface parking.

RECOMMENDATIONS

1. **THAT** the sale of City-owned property at 7382 Eleventh Avenue be approved in principle for inclusion within the subject development site, in accordance with the terms outlined in Section 4.4 of this report and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** the Planning and Building Department be authorized to continue 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 #07 Application for the rezoning of:
Rez #15-19 Lot A, DL 122, Group 1, NWD Plan BCP51571

From: CD Comprehensive Development District (based on C2 Community Commercial District and RM3 Multiple Family Residential District)

To: Amended CD Comprehensive Development District (based on C2 Community Commercial District, RM3 Multiple Family Residential District, P1 Public and Institutional District and Hastings Street Area Plan guidelines)

Address: **418 Gamma Avenue**

Purpose: To permit the conversion of 761.06 m² (8,192 sq. ft.) of commercial retail space to a child care facility.

RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue 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 #08 Application for the Rezoning of:
Rez #15-01 Lots 1, 4 & 5, DL 152, Group 1, NWD Plan 1292; Lot A, DL 152, Group 1, NWD Plan 1292

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Metrotown Town Centre Development Plan as guidelines)

Address: **6750 Dunblane Avenue, 5025 Imperial Street and 6729/6789 Marlborough Avenue**

Purpose: To permit a high-rise apartment tower with street-oriented townhouses.

RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue 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.


Lou Pelletier, Director
PLANNING AND BUILDING

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Attachments

SCHEDULE A

REZONING 15-18

ADDRESS	LEGAL DESCRIPTION	PID
7855 Kingsway	Parcel A, DL 29, Group 1, NWD Reference Plan 68703	000-870-706
7877 Kingsway	Lot A, DL 29, Group 1, NWD Plan 58522	002-884-356
7375 Tenth Ave.	Strata Lot 1, Block 9, DL 29, Group 1, NWD Strata Plan LMS2119 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	023-184-507
7377 Tenth Ave.	Strata Lot 2, Block 9, DL 29, Group 1, NWD Strata Plan LMS2119 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	023-184-515
7381 Tenth Ave.	Lot 15, Block 9, DL 29, Group 1, NWD Plan 3035	002-770-946
7387 Tenth Ave.	Parcel "A" (Explanatory Plan 9919), Lot 14, Block 9, DL 29, Group 1, NWD Plan 3035	000-658-928
7374 Eleventh Ave.	Lot 7 Except: The Easterly 20 Feet 8 Inches Having A Frontage Of 20 Feet 8 Inches On Eleventh Avenue By Full Uniform Depth Of Said Lot And Adjoining Lot 8; Block 9, DL 29, Group 1, NWD Plan 3035	003-332-632
7376 Eleventh Ave.	Lot A, Block 9, DL 29, Group 1, NWD Plan LMP15471	018-689-744
7382 Eleventh Ave.	Lot 8 Except The Westerly 20 Feet 8 Inches Thereof Having A Frontage of 20 Feet 8 Inches On Eleventh Avenue By A Uniform Depth Of Said Lot 8 Adjoining Lot 7, Block 9, DL 29, Group 1, NWD Plan 3035	002-674-847