



Item .....
Meeting ..... 2016 April 04

## COUNCIL REPORT

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**TO:** CITY MANAGER **DATE:** 2016 March 30

**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.

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The location of the sites under the current series of rezoning applications is shown on the *attached* Sketch. 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 #15-48** Lot 1, DL 97, Group 1, NWD Plan 4674

**From:** M2 General Industrial District

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

**Address:** 7349 Gilley Avenue

**Purpose:** Permit the construction of a ground oriented townhouse development with one level of underground parking.

### 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 7379, 7399, 7413, and 7423 Gilley Avenue.

**Item #02**      Application for the Rezoning of:  
**Rez #15-59**    Lots 19 to 22, Block A, DL 95, Group 1, NWD Plan 1264

**From:**        R5 Residential District

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

**Address:**    6909, 6915, 6921 and 6931 Balmoral Street

**Purpose:**      Permit the construction of a three-storey ground oriented townhouse development with one level of underground parking.

#### **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** a copy of this report be sent to the owner of 6939 Balmoral Street.

**Item #03**        Application for the rezoning of:  
**Rez #16-01**    Lot 1, DL 132, Group 1, NWD Plan LMP26163

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

**To:**            Amended CD Comprehensive Development District (based on P5 Community Institutional District)

**Address:**    1010 Sperling Avenue

**Purpose:**      Permit the conversion of underutilized common space to a two-bedroom suite in an existing supportive housing development.

#### **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 #04**      Application for the Rezoning of:  
**Rez #16-02**    Lot 1, DL 66, Group 1, NWD Plan 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 guidelines)

**Address:**    7770 North Fraser Way

**Purpose:**      Permit the construction of a multi-tenant office and light-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 #05**        Application for the rezoning of:  
**Rez #16-03**    Lot 351, DL 132, Group 1, NWD Plan 53646

**From:**        CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District)

**To:**            R4 Residential District

**Address:**    1431 Sperling Avenue

**Purpose:**      Permit the subdivision of the site into two two-family residential lots.

#### **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 #16-04**    Common Property Strata Plan BCS690, DL 119

**From:**        CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3, C3h General Commercial Districts, P3 Park and Public Use District)

**To:**            Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3, C3h General Commercial Districts, P2 Administration and Assembly District, P3 Park and Public Use District and Brentwood Town Centre Development Plan guidelines)

**Address:**    4380 Halifax Street

**Purpose:**      Permit installation of roof top antennas and ancillary radio equipment.

#### **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 #07**        Application for the Rezoning of:  
**Rez #16-05**    Lot 4, DL 167, Group 1, NWD Plan BCP1057285

**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 Big Bend Development Plan guidelines)

**Address:**    8125 North Fraser Way

**Purpose:**      Permit the expansion of the existing facility's warehouse area.

#### **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 #16-06**    Lot 2, DL 6, Group 1, NWD Plan 4155 Except: Parcel B (Reference Plan 33125),  
Plan EPP 10718; Lot A, DL 6, Group 1, NWD Plan 77707 Except Plan  
EPP10717

**From:**        CD Comprehensive Development District (based on C3 General Commercial  
District) and R2 Residential District

**To:**            CD Comprehensive Development District (based on RM4s Multiple Family  
Residential District, C2 Community Commercial District and Loughheed Town  
Centre Plan guidelines)

**Address:**    3249 and 3355 North Road

**Purpose:**      Permit the construction of two multi-family residential towers and an office mid-  
rise atop a commercial and townhouse podium.

#### **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 #09**      Application for the rezoning of:  
**Rez #16-07**    Air Space Parcel 2, DL 4, Group 1, NWD Air Space Plan BCP40820

**From:**        CD Comprehensive Development District (based on C3, C3a General  
Commercial Districts)

**To:**            Amended CD Comprehensive Development District (based on C3, C3a General  
Commercial Districts and Loughheed Town Centre Plan guidelines)

**Address:**    3433 North Road

**Purpose:**      Permit a small addition of commercial floor area generated by enclosing an  
existing covered building entrance area.

#### **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 #10**      Application for the rezoning of:  
**Rez #16-08**    Portion of Lot A, DL 53, Group 1, NWD Plan EPP53090

**From:**            CD Comprehensive Development District (based on RM5, RM1 Multiple Family Residential Districts and C2 Community Commercial District)

**To:**                Amended CD Comprehensive Development District (based on RM5, RM1 Multiple Family Residential Districts, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)

**Address:**        Portion of 7201 11<sup>th</sup> Avenue (Island 6)

**Purpose:**          Permit construction of a 40-storey residential tower with a two-storey townhouse podium in the Island neighbourhood within the Southgate Master Plan Area.

### **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 #11**      Application for the rezoning of:  
**Rez #16-09**    Lot 28, DL 95, Group 1, NWD Plan 1915

**From:**            R5 Residential District

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

**Address:**        7419 Britton Street

**Purpose:**          Permit construction of a four unit infill townhouse development with at grade parking.

### **RECOMMENDATIONS**

1. **THAT** a copy of this report be sent to the property owners at 7280, 7288, and 7296 18th Avenue, for information purposes.
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 #12**      Application for the rezoning of:  
**Rez#16-10**    Portion of Lot A, DL 53, Group 1, NWD Plan EPP53090

**From:**        CD Comprehensive Development District (based on RM5, RM1 Multiple Family Residential Districts and C2 Community Commercial District)

**To:**            Amended CD Comprehensive Development District (based on RM5, RM1 Multiple Family Residential Districts, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)

**Address:**    Portion of 7201 11<sup>th</sup> Avenue (Island – 3, 4, 5)

**Purpose:**       Permit construction of a 28-storey residential tower and two four-storey low-rise residential buildings in the Island neighbourhood within the Southgate Master Plan Area.

#### **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 #13**      Application for the rezoning of:  
**Rez#16-11**    Lot 45, DL 186, Group 1, NWD Plan 40140

**From:**        CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District, P5 Community Institutional District and R5 Residential District)

**To:**            Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District, P5 Community Institutional District and R5 Residential District)

**Address:**    3755 McGill Street

**Purpose:**       Permit installation of roof top antennas and ancillary radio equipment.

#### **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 #14**      Application for the rezoning of:  
**Rez#16-12**    Lot A, DLs 30 and 95, Group 1, NWD Plan EPP41731

**From:**        CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)

**To:**            Amended CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District and Edmonds Town Centre Plan guidelines)

**Address:**    **7388 Kingsway**

**Purpose:**      Permit commercial use and parking adjustments to the approved comprehensive development zoning.

## **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 #15**      Application for the rezoning of:  
**Rez#16-14**    Lots 31 & 32, DL 211, Group 1, NWD Plan EPP29187

**From:**        CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)

**To:**            Amended CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)

**Address:**    **9411 and 9755 University Crescent**

**Purpose:**      Transfer residential density potential from 9411 University Crescent to 9755 University Crescent; permit construction of an expanded community park at 9411 University Crescent; and permit construction of a low rise apartment building, three townhouse buildings, and underground parking at 9755 University Crescent.



**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.

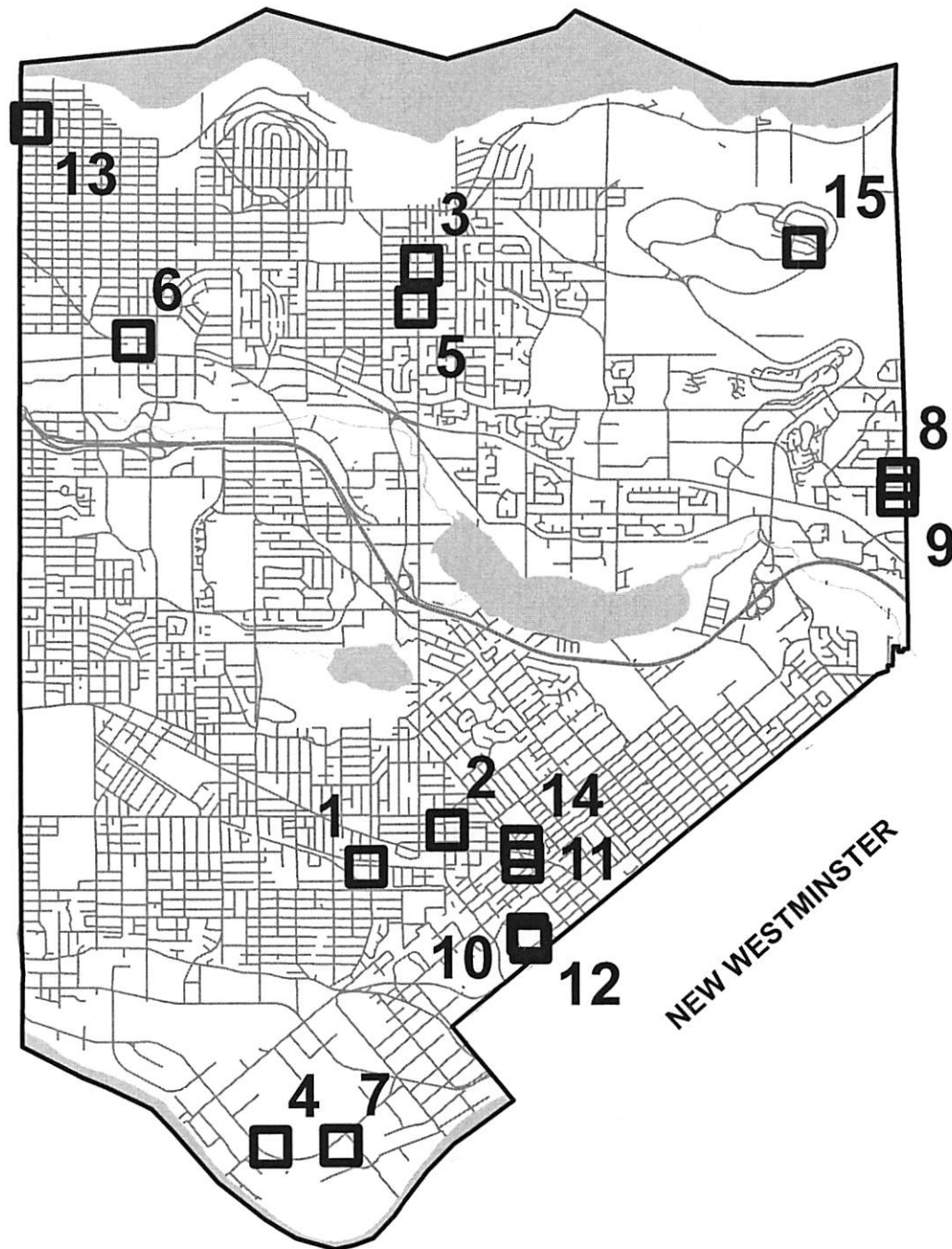


Lou Pelletier, Director  
PLANNING AND BUILDING

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***Attachments***

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:  
MAR 23 2016

SCALE:  
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REZONING SERIES - 2016 APRIL