



Item
Meeting2017 October 02

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 September 27
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.

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 #16-24 See Schedule A

From: C4a Service Commercial District

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

Address: 4716, 4736 and 4780 Hastings Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of two mixed-use buildings on the subject site.

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 #17-23 Lot 313 DL 56 Group 1, NWD Plan 66423

From: M3 Heavy Industrial District

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

Address: 2751 Production Way

Purpose: The purpose of the proposed rezoning bylaw amendment is to construct a four-storey multi-tenant light manufacturing / warehouse / office 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 #03 **Application for the Rezoning of:**
Rez #17-29 See Schedule A

From: R2 Residential District

To: M2 General Industrial District, P3 Park and Public Use District and P12 Utility Corridor District

Address: 9450, 9520, 9461 and 9369 Broadway and 2740 Beaverbrook Crescent

Purpose: The purpose of the proposed rezoning bylaw amendment is to bring public lands in the Lougheed Town Centre into conformance with their current uses and the adopted Community Plan.

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 forwarded to the Project Manager, Katrine Nielsen, BC Hydro and Power Authority, 15th Floor, 6911 Southpoint Drive, Burnaby, BC V4N 4X8.
3. **THAT** a copy of this report be forwarded to the Secretary-Treasurer, Russell Horswill, Burnaby School District 41, 5325 Kincaid Street, Burnaby, BC V5G 1W2.

**Item #04 Application for the Rezoning of:
Rez #17-33 See Schedule A**

- From:** CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential District) and P3 Park and Public Use District
- To:** CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential Districts, C2 Community Commercial District and Brentwood Town Centre Development Plan as guidelines) and P3 Park and Public Use District
- Address:** Ptn. 4828 Lougheed Highway, 4827, ptn. 4828, 4829 Dawson Street, 2235, 2285, ptn. 2311 Delta Avenue and ptn. 2316 Beta Avenue
- Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of Phase 2 of the Woodlands Site redevelopment, comprised of two high-rise buildings, one mid-rise building, ground oriented low-rise apartments and townhouses, and street fronting commercial and underground parking.

RECOMMENDATIONS

1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with 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 #05 Application for the Rezoning of:
Rez #17-36 See Schedule A**

- From:** M1 Manufacturing, M2r General Industrial, and M5 Light Industrial Districts
- To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential and C9 Urban Village Districts and Brentwood Town Centre Plan guidelines)
- Address:** 4500, 4554 Dawson Street, 2223, 2375 Alpha Avenue and 2350, 2410, 2430 Willingdon Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to establish a conceptual Master Plan and development guidelines as a framework for future site specific rezoning applications, as well as a detailed first phase of 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 #06 **Application for the Rezoning of:**
Rez #17-37 Lot 19 Except: Part Subdivided By Plan 67600; District Lot 130 Group NWD Plan 21055

From: C1 Neighbourhood Commercial District

To: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and C2h Community Commercial District)

Address: 5901 Broadway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit a private retail liquor store use.

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 #17-38 Lot A District Lot 119 Group 1 NWD Plan 40447

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)

Address: 4455 Alaska Street and portion of lane and Willingdon Avenue.

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a multi-family residential building with above and below grade structured parking.

RECOMMENDATIONS

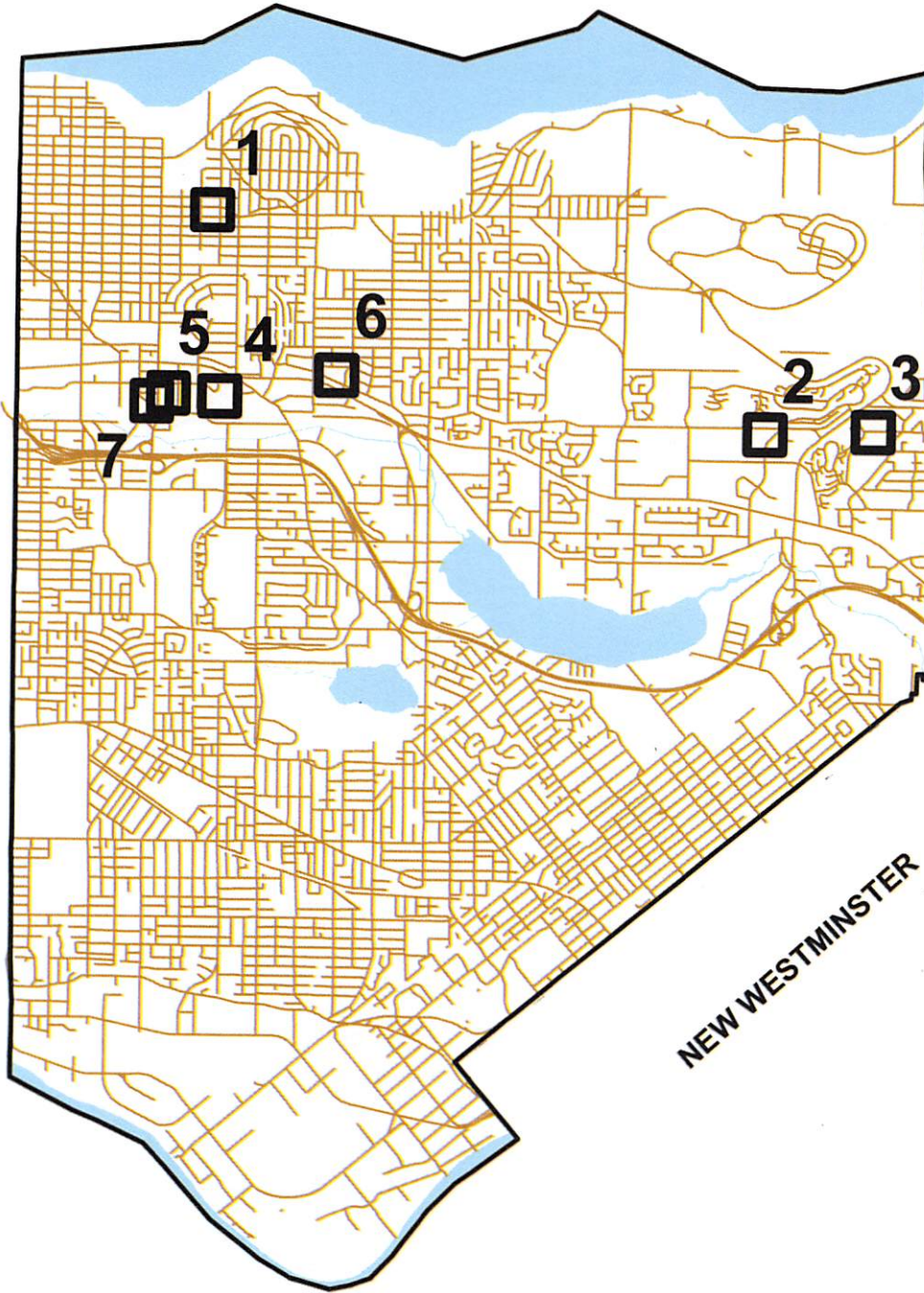
1. **THAT** the introduction of a Highway Closure Bylaw be authorized as outlined in Section 4.2 of this report contingent upon granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** the sale be approved in principle of City-owned road and lane property for inclusion within the subject development site in accordance with the terms outlined in Section 4.2 of this report, subject to the applicant pursuing the rezoning proposal to completion.
3. **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:
SEP 26 2017

SCALE:
1:75,000

DRAWN BY:
AY

REZONING SERIES - 2017 SEPTEMBER

SCHEDULE A
REZONING 16-24

ADDRESS	LEGAL DESCRIPTION	PID
4716 Hastings Street	Lot 5 Except: The North 20 Feet; Block 11, DL 122, Group 1, NWD Plan 1308	003-147-070
4716 Hastings Street	Lot 6 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-118
4716 Hastings Street	Lot 7 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-177
4716 Hastings Street	Lot 8 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-223
4716 Hastings Street	Lot 9 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-282
4736 Hastings Street	Lot 10 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	012-110-060
4780 Hastings Street	Lot 1, DL 122, Group 1, NWD Plan BCP8022	025-782-029

**SCHEDULE A
REZONING #17-29**

Address	Zone from:	Zone to:	Legal Description
BC Hydro and Power Authority Owned Lands			
9450 Broadway	R2	M2	South West Quarter District Lot 15 Group 1 Except: Firstly: East 264 Feet Secondly: Part Subdivided By Plan 49579 Thirdly: Part Subdivided By Plan 51478 Fourthly: Part Subdivided By Plan 83735 Fifthly: 2.213 Acres Statutory Right Of Way Plan 31706 New Westminster District
9369 Broadway	R2	P12	Lot 3, Except: Firstly: Part On Reference Plan 2411, Secondly: Part Subdivided By Plan 51478 And Thirdly: Part Road On Plan Lmp24005, Fourthly: Part Road On Statutory Right Of Way Plan 49347, District Lot 15 Group 1 New Westminster District Plan 209
9461 Broadway	R2	P12	Lot 4, Except: Firstly: Part On Reference Plan 2411; Secondly: Part Subdivided By Plan 51478, Thirdly: Part On Statutory Right Of Way Plan 62130, Fourthly: Part Road On Plan Lmp24005 And Fifthly: Part On Statutory Right Of Way Plan 49247, District Lot 15 Group 1 New Westminster District Plan 209
9520 Broadway	R2	P12	Lot 1 District Lot 15 Group 1 New Westminster District Plan 17870
Burnaby School District Owned Lands			
Portion of 2740 Beaverbrook Crescent	R2	P3	Lot 309 Of District Lots 8 And 56 Group 1 New Westminster District Plan 57113

SCHEDULE A
REZONING 17-00033

ADDRESS	LEGAL DESCRIPTION	PID
Ptn. 4828 Lougheed Hwy.	Lot 124 District Lot 124 Group 1 New Westminster District Plan 36610 Except: Plan Epp56498	002-853-051
4827 Dawson Street	That Part Of District Lot 124 Group 1 New Westminster District Shown On Plan Epp56449 As Parcel 3	029-890-217
Ptn.4828 Dawson Street	Block 86, Except: Firstly; Part In Plan 13192, Secondly; Part In Plan Bcp20675, District Lot 124 Group 1 New Westminster District Plan 3348	025-313-266
4829 Dawson Street	Lot A, Except Part In Plan 13192, Of Block 85 District Lot 124 Group 1 New Westminster District Plan 3348	025-313-207
2235 Delta Avenue	Lot B, Except Part In Plan 13192, Of Block 85 District Lot 124 Group 1 New Westminster District Plan 3348	026-056-207
2285 Delta Avenue	Lot "D", Except Part In Plan Bcp20675 District Lot 124 Group 1 New Westminster District Plan 3348	010-995-889
Ptn.2311 Delta Avenue	Parcel "One" (Explanatory Plan 13194) Of Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 New Westminster District	007-313-039
Ptn. 2316 Beta Avenue	Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 Except Parcel 1 (Explanatory Plan 13194) New Westminster District	001-506-986

Schedule A

Rezoning Reference #17-36

ADDRESS	LEGAL DESCRIPTION	PID
4500 Dawson St	Lot 136 District Lot 124 Group 1 New Westminster District Plan 51591	002-750-899
4554 Dawson St	Lot 15 Except: Parcel "A" (J1303e), District Lot 124 Group 1 New Westminster District Plan 3343	001-491-083
2223 Alpha Ave	Parcel "A" (J1303e) Lot 15 Except: South 10 Feet; District Lot 124 Group 1 New Westminster District Plan 3343	003-379-884
2375 Alpha Ave	Lot 23 District Lot 124 Group 1 New Westminster District Plan 3343	010-995-528
2350 Willingdon Ave	Lot 121 District Lot 124 Group 1 New Westminster District Plan 35225	002-305-712
2410 Willingdon Ave	North Half Lot 25 Except: The West 33 Feet; District Lot 124 Group 1 New Westminster District Plan 3343	010-995-625
2430 Willingdon Ave	South Half Lot 25 Except: Firstly: The West 33 Feet Secondly: The East 30 Feet; District Lot 124 Group 1 New Westminster District Plan 3343	010-995-617