

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2018 January 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 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 #17-26 Lot 66 District Lot 153 Group 1 NWD Plan 26877

From: RM3 Multiple Family Residential District

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

Address: 6525 Telford Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the development of a single high-rise apartment building with townhouses fronting Telford Avenue.

RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.4 of this report, contingent upon the granting by Council of Second Reading of the Subject Rezoning Bylaw.
2. **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.
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.

Item #02 Application for the rezoning of:
Rez #17-30 See *attached* Schedule A

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines)

Address: 6556, 6566, 6580 and 6596 Marlborough Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single high-rise apartment building with townhouses fronting Marlborough Avenue.

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 #17-35 Lot 98 District Lot 151 Group 1 New Westminster District Plan 34618

From: RM3 Multiple Family District

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

Address: 5852 Patterson Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single high-rise apartment building with townhouses fronting Patterson Avenue.

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 #17-40 Lot 102, DL 151, Group 1, NWD Plan 34852

From: RM3 Multiple Family Residential District

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

Address: 5895 Barker Avenue, Portion of Olive Avenue ROW and Lane ROW

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single high-rise apartment building with townhouses fronting Barker Avenue.

RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.4 of this report, contingent upon the granting by Council of Second Reading of the Subject Rezoning Bylaw.
2. **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.
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.

Item #05 Application for the Rezoning of:
Rez #17-10013 See *attached* Schedule A

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 Community Commercial District and Metrotown Development Plan guidelines)

To: Amended CD Comprehensive Development District (C3 Community Commercial District and Metrotown Downtown Plan guidelines)

Address: 4630 and 4650 Kingsway, 4760 Assembly Way, and 6080 and 6200 McKay Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to amend the Comprehensive Sign Plan for Station Square approved under Rezoning Reference #04-09.

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 #17-10014 Lot 41, District Lot 155a, Group 1, New Westminster District Plan 28537

From: P2 Administration and Assembly District

To: A2 Small Holdings District

Address: 7647 Willard Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to bring the subject property into conformance with the adopted Big Bend Development Plan's land use designation.

RECOMMENDATIONS:

1. **THAT** the Planning and Building Department be authorized to continue to work towards the rezoning of the subject property, in line with the Big Bend Development Plan, 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 owner of the subject property, 1018527 BC Ltd., 307-6330 Fraser Street, Vancouver, BC, V5W 3A4.

Item #07 Application for the rezoning of:
Rez #17-10015 See *attached* Schedule A

From: P2 Administration and Assembly District and R4 Residential District

To: CD Comprehensive Development District (based on P2 Administration and Assembly District, P8 Parking District, and M2 General Industrial District)

Address: 4049, 4127, 4175, 4195, 4241 Ledger Avenue, 4220 Norland Avenue, and a portion of 4038 Norland Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a temporary municipal works yard.

RECOMMENDATIONS:

1. **THAT** Council authorize staff to complete the required plan of subdivision for consolidation and any necessary dedications of the subject lands to create a single lot in support of the proposed rezoning as outlined in this report.
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 #08
Rez #17-10017**

From: P2 Administration and Assembly District

To: R2 Residential District

Address: 5325 and 5385 Kincaid Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to rezone the current School District 41 Administration office site to the R2 Residential District, for future subdivision and single-family development.

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 Burnaby School District 41 for information.


Lou Pelletier, Director
PLANNING AND BUILDING

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Attachments

cc: Burnaby School District #41, Attn: Secretary Treasurer

SCHEDULE A
REZONING 17-00030

ADDRESS	LEGAL DESCRIPTION	PID
6556 Marlborough Ave	Lot 12 District Lot 152 Group 1 New Westminster District Plan 1520	009-893-318
6566 Marlborough Ave	Lot 11 District Lot 152 Group 1 New Westminster District Plan 1520	003-308-928
6580 Marlborough Ave	Lot 9 Except the south 11 feet (Explanatory Plan 9886); District Lot 152 Group 1 New Westminster District Plan 1520	012-196-401
6580 Marlborough Ave	Lot 10 District Lot 152 Group 1 New Westminster District Plan 1520	012-196-428
6596 Marlborough Ave	Parcel "A" (Explanatory Plan 9886) of Lots 8 and 9 District Lot 152 Group 1 New Westminster District Plan 1520	002-739-097

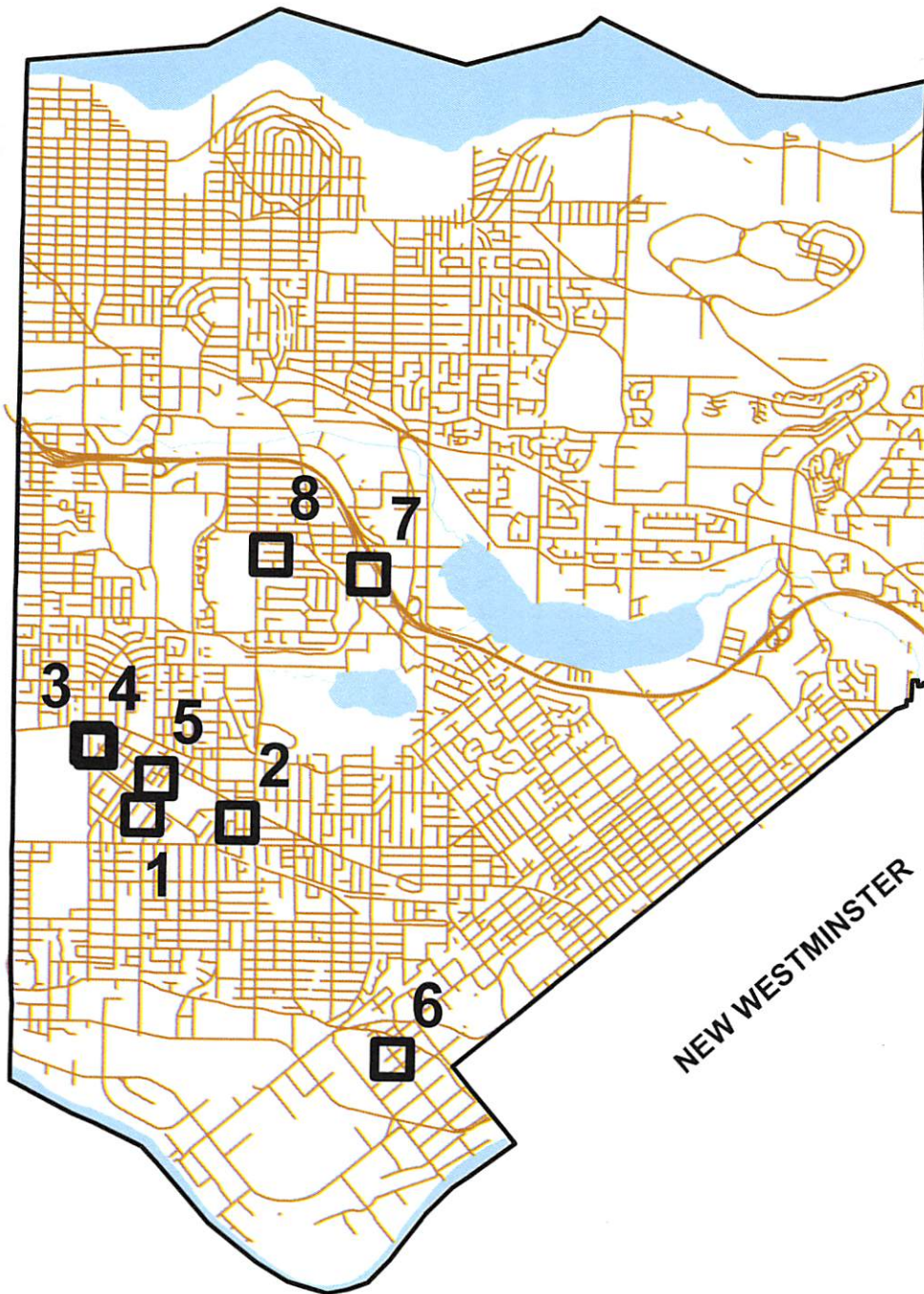
SCHEDULE A
REZONING 17-10013

ADDRESS	LEGAL DESCRIPTION	PID
4630 Kingsway	Lot 4 District Lot 153 Group 1 New Westminster District Plan Bcp 51090	028-888-057
4650 Kingsway	Lot 1 District Lot 153 Group 1 New Westminster District Plan Bcp 51090	028-888-049
4670 Assembly Way	Lot B District Lot 153 Group 1 New Westminster District Plan Epp40748	029-308-593
6080 McKay Avenue	Lot 3 District Lot 153 Group 1 New Westminster District Plan Bcp51090	028-888-073
6200 McKay Avenue	Lot B District Lot 153 Group 1 New Westminster District Plan Nwp77781	011-088-664

SCHEDULE A
REZONING 17-10015

ADDRESS	LEGAL DESCRIPTION	PID
4049 Ledger Avenue	Lot 4 Except: Part On Plan 26541; Block 13 District Lot 79 Group 1 New Westminster District Plan 8632	002-512-700
4127 Ledger Avenue	Lot 5, Except: Part On Srw Plan 26541 District Lot 79 Group 1 New Westminster District Plan 8632	002-595-770
4175 Ledger Avenue	North Half Lot 6 District Lot 79 Group 1 New Westminster District Plan 8632	011-375-795
4195 Ledger Avenue	South Half Lot 6 District Lot 79 Group 1 New Westminster District Plan 8632	002-811-898
4241 Ledger Avenue	Lot 7 District Lot 79 Group 1 New Westminster District Plan 8632	002-460-505
4220 Norland Avenue	Lot 15 District Lot 79 Group 1 New Westminster District Plan 2298	012-626-139
4038 Norland Avenue	Lot 54 District Lot 79 Group 1 New Westminster District Plan 54758	002-704-005

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:
JAN 24 2018

SCALE:
1:75,000

DRAWN BY:
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REZONING SERIES - 2018 JANUARY