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**TO:** CITY MANAGER **DATE:** 2019 November 27

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 49500 01  
*Reference: Rez Series*

**SUBJECT: REZONING APPLICATION**

**PURPOSE:** To submit a new rezoning application for the information of Council.

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

**Item #01** Application for the Rezoning of:  
**Rez #19-47** Lot 2, District Lot 124, EPP67029

**From:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District)

**To:** Amended CD Comprehensive Development District (based on RM4s Multiple Family Residential District)

**Address:** 2381 Beta Avenue

**Purpose:** To revise the previously approved development concept for the site allowing additional units as well as revisions to the parkade.

## 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 #19-50** Lot 1, DL 94, Group 1, NWD Plan LMP38145

**From:** C4 Service Commercial District

**To:** CD Comprehensive Development District (based on C9 Urban Village Commercial District and RM3r Multiple Family Residential District)

**Address:** 5609 Imperial Street

**Purpose:** To permit the construction of a mixed-use commercial and residential 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 owners of 5608 and 5640 Kingsway.

**Item #03** Application for the Rezoning of:  
**Rez #19-51** Lot 2, DL 135, Group 1, NWD Plan 23651

**From:** R4 Residential District

**To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District)

**Address:** 1508 Hatton Avenue

**Purpose:** To permit the construction of a four unit multiple-family residential 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 #19-52** Lot A District Lots 71 And 72 Group 1 NWD Plan LMP39888

**From:** CD Comprehensive Development District (based on M5 Light Industrial District and M8 Advanced Technology Research District)

**To:** Amended CD Comprehensive Development District (based on M5 Light Industrial District and M8 Advanced Technology Research District and the Discovery Place Community Plan as guidelines)

**Address:** 3700 Gilmore Way

**Purpose:** To permit the construction of two three-storey office buildings with underground parking for the expansion of the Electronic Arts (EA) Burnaby campus.

## **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 #19-53**    Lot A (By147876e), DL 94, Group 1, NWD Plan 2723, and  
                 Lot 1, DL 94, Group 1, NWD Plan 2723

**From:**        M4 Special Industrial District

**To:**            CD Comprehensive Development District (based on C9 Urban Village Commercial District and RM3r Multiple Family Residential District)

**Address:**    6660 and 6692 Royal Oak Avenue

**Purpose:**      To permit the construction of a mixed-use commercial and residential 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 owner of 6632 Royal Oak Avenue.

**Item #06**      Application for the Rezoning of:  
**Rez #19-60**    The North 132 Feet Of Lot A District Lot 95 Group 1 New Westminster District  
                 Plan 4901,  
                 Lot 3 Except: North 16 1/2 Ft District Lot 95 Group 1 New Westminster District  
                 Plan 2128,  
                 Lot "A" Except: Firstly: The North 132 Feet Secondly: The South 63.5 Feet;  
                 District Lot 95 Group 1 New Westminster District Plan 4901

**From:**        R5 Residential District and C4 Service Commercial District

**To:**            CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and C3 General Commercial District)

**Address:**    7112 Kingsway, 7236 and 7248 Salisbury Avenue

**Purpose:**      To permit a mixed-use development comprised of market residential, rental residential, hotel and street-fronting retail uses.

## **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 #19-61**    Lot 4 District Lot 153 Group 1 New Westminster District Plan BCP51090  
                 Lot 1 District Lot 153 Group 1 New Westminster District Plan Bcp51090. Except  
                 Air Space Parcel 1 Air Space Plan EPP49942  
                 Lot 3 District Lot 153 Group 1 New Westminster District Plan BCP51090

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

**To:**            Amended CD Comprehensive Development District (based on C3 General Commercial District)

**Address:**    4630, 4650 Kingsway and 6080 McKay Ave

**Purpose:**      To permit minor changes to the commercial uses. No new development is proposed.

## **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 #19-62**    Lot 5 District Lot 73 Group 1 NWD Plan 29441

**From:**        P2 Administration and Assembly District

**To:**            CD Comprehensive Development District (based on RM2 and RM2r Multiple Family Residential District)

**Address:**    3550 Wayburne Drive

**Purpose:** To permit the construction of market and rental townhouse dwellings.

**RECOMMENDATION**

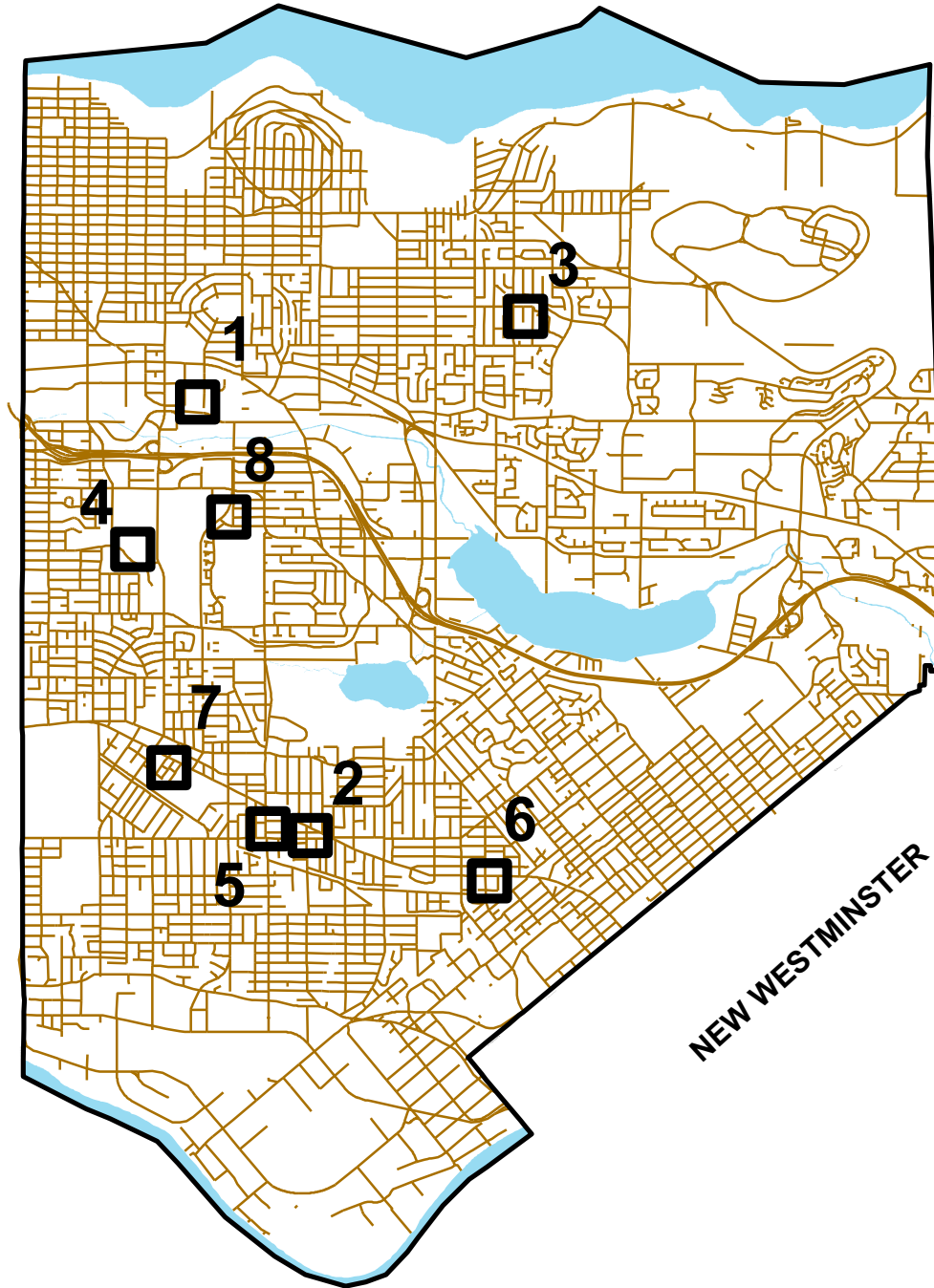
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

  
E.W. Kozak, Director  
PLANNING AND BUILDING

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***Attachment***

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:  
NOV 27 2019

SCALE:  
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DRAWN BY:  
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REZONING SERIES