



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.

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

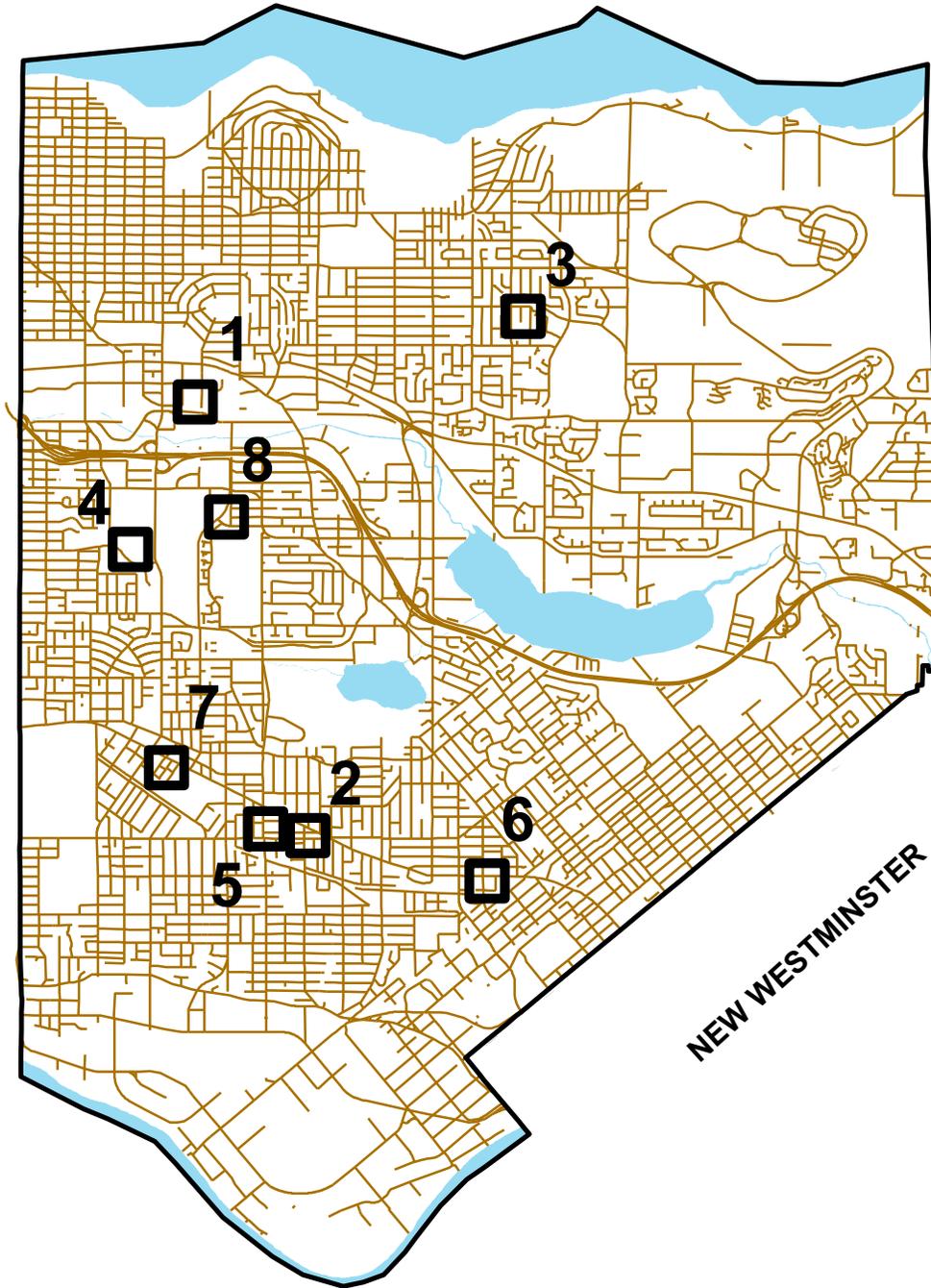
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.


E.W. Kozak, Director
PLANNING AND BUILDING

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Attachment

VANCOUVER



PORT MOODY

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COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:
NOV 27 2019

SCALE:
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DRAWN BY:
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REZONING SERIES