



Item.....
Meeting.....2022 April 04

COUNCIL REPORT

TO: CHIEF ADMINISTRATIVE OFFICER

DATE: 2022 March 30

FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT

FILE: 49500 01
Reference: Rez Series

SUBJECT: REZONING APPLICATIONS

PURPOSE: To submit the current series of new rezoning applications for Council's information.

REPORT

1.0 CITY POLICIES

The proposed rezoning applications align with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Transportation Plan (2021), Mayor's Task Force on Community Housing Final Report (2019), and HOME: Strategy (2021).

2.0 REZONING APPLICATIONS

The following rezonings have been received for Council's information:

2.1 REZONING REFERENCE #21-34

Applicant: Perkins and Will Canada Architects Co.
1220 Homer Street
Vancouver, BC V6B 2Y5
Attn: Ryan Bragg

Address: 4612 Lougheed Highway, 2040, 2140 and 2150 Alpha Avenue

Lot A District Lot 124 Group 1 New Westminster District Plan BCP48057
Lot 6 District Lot 124 Group 1 New Westminster District Plan 3343
North Half Lot 11 District Lot 124 Group 1 NWD Plan 3343
South Half Lot 11 District Lot 124 Group 1 NWD Plan 3343
(see *attached Sketch #1*)

- From:** M1 Manufacturing District, R3 Residential District, CD Comprehensive Development District (based on M1 Manufacturing District and C2 Community Commercial District)
- To:** Amended CD Comprehensive Development District (based on RM5s Multiple Family District, RM5r Multiple Family District, C3 General Commercial District, P3 Park and Public Use and M2 General Industrial District)
- Size:** The site is roughly rectangular in shape with a total area of 1.93 ha (4.77 ac.)
- Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of three mixed tenure high-rise residential buildings with residential mid-rises over commercial bases and a City community centre, underground parking, and public open space in accordance with Phase 1 of the Grosvenor Brentwood Master Plan.

Zoning District	Maximum Potential Density
RM5s	5.0 FAR
RM5r	2.2 FAR
Density Offset	1.1 FAR
C3	6.0 FAR
P3	0.3 FAR
M2	TBD
TOTAL	14.6 FAR

RECOMMENDATION:

THAT Council receive this report for information.

2.2 REZONING REFERENCE #21-49

Applicant: Priority Permits Ltd.
22738 – 124 Avenue
Maple Ridge, BC V2X 4K1
Attn: Jordan Desrochers

Address: #300 – 4611 Canada Way

Lot A Block 2 District Lot 73 Group 1 New Westminster District Plan
LMP14893 (see *attached Sketch #2*)

From: CD Comprehensive Development District (based on M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District)

Purpose: The purpose of the subject rezoning proposal is to permit the installation of one new Sky Sign for “Clio” on the north elevation of the Northwest Building.

RECOMMENDATION:

THAT Council receive this report for information.

2.3 REZONING REFERENCE #22-01

Applicant: Integra Architecture Inc.
2330 – 200 Granville Street
Vancouver, BC V6C 1S4
Attn: Collin Truong

Address: 7118 and 7280 MacPherson Avenue

Parcel 2 (Explanatory Plan 8505) Lot A District Lot 97 Group 1 New Westminster District Plan 3851
Parcel “K” (Explanatory Plan 26138) of Parcel “One” (Reference Plan 17228) of Parcel “J” (Explanatory Plan 15921) District Lot 97 Group 1 New Westminster District Plan 11426
(see *attached Sketch #3*)

From: M2 General Industrial District

To: CD Comprehensive Development District (based on RM3 and RM3r Multiple Family Residential Districts)

Size: The site is irregular in shape with a total area of approximately 6,942.51 m² (74,729 sq. ft.).

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a multiple family residential development.

Zoning District	Maximum Potential Density
RM3	1.1 FAR
RM3r	1.1 FAR
Density Bonus	0.55 FAR
TOTAL	2.75 FAR

RECOMMENDATION:

THAT Council receive this report for information.

2.4 REZONING REFERENCE #22-02

Applicant: Metro Vancouver Housing
Metrotower III
4515 Central Boulevard
Burnaby, BC V5H 0C6
Attn: Jotty Gill

Address: 7388 Southwynde Avenue

Lot 3 District Lot 171 Group 1 New Westminster District Plan LMP30202
(see *attached Sketch #4*)

From: CD Comprehensive Development District (based on RM2 Multiple Family District)

To: Amended CD Comprehensive Development District (based on RM2 and RM2r Multiple Family Districts)

Size: The site is irregular in shape with a total area of 0.48 ha. (1.18 ac.)

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a six-storey multiple-family below-market rental building with a childcare facility for up to 37 children.

Zoning District	Maximum Potential Density
RM2	0.9 FAR
RM2r	0.9 FAR
Density Bonus	0.1 FAR
TOTAL	1.9 FAR

RECOMMENDATION:

THAT Council receive this report for information.

2.5 REZONING REFERENCE #22-03

Applicant: Metro Vancouver Housing
Metrotower III
4515 Central Boulevard
Burnaby, BC V5H 0C6
Attn: Jotty Gill

Address: 7730 Sixth Street

Parcel "A" District Lot 28 Group 1 New Westminster District Reference
Plan 66008
(see attached Sketch #5)

From: CD Comprehensive Development District (based on RM1 Multiple Family District)

To: Amended CD Comprehensive Development District (based on RM3 and RM3r Multiple Family Districts)

Size: The site is irregular in shape with a total area of 0.58 ha. (1.44 ac.)

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a six-storey multiple-family below-market rental building with an in-home childcare facility for up to 8 children.

Zoning District	Maximum Potential Density
RM3	1.1 FAR
RM3r	1.1 FAR
Density Offset	0.55 FAR
TOTAL	2.75 FAR

RECOMMENDATION:

THAT Council receive this report for information.

2.6 REZONING REFERENCE #22-04

Applicant: Mosaic Avenue Developments Ltd.
Big Bevan Site
500 – 2609 Granville Street
Vancouver, BC V6H 3H3
Attn: Kristine Liu

Address: See *attached* Schedule A
(see *attached Sketch #6*)

From: CD Comprehensive Development District (based on RM2r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines)

To: Amended CD Comprehensive Development District (based on RM2r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines)

Size: The site is irregular in shape with a total area of 4.24 ha (10.5 ac.).

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of multiple-family market and below-market rental townhouses.

Zoning District	Maximum Potential Density
RM2r	0.9 FAR
Density Bonus	0.1 FAR
TOTAL	1.0 FAR

RECOMMENDATION:

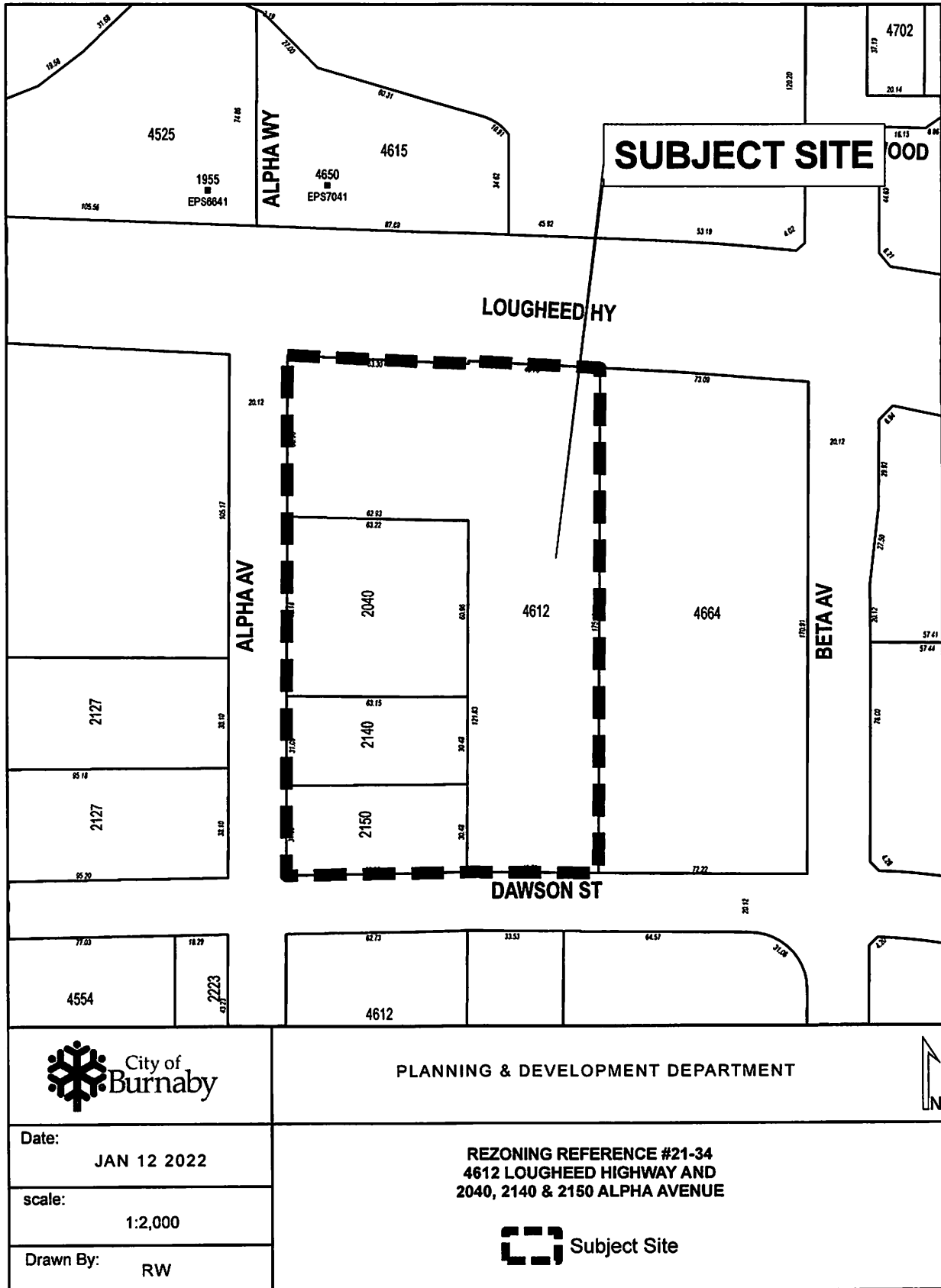
THAT Council receive this report for information.

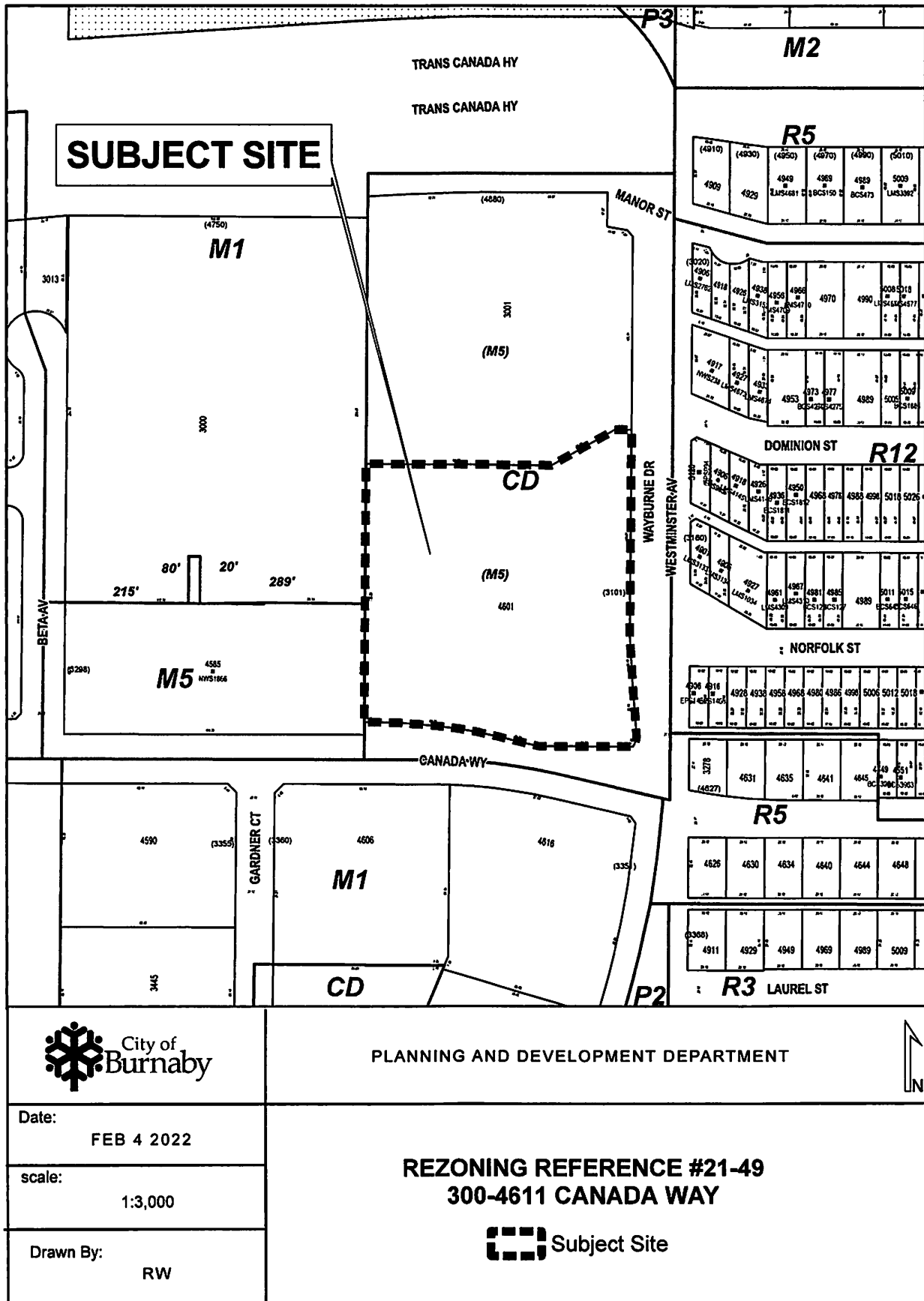

for: E.W. Kozak, General Manager
PLANNING AND DEVELOPMENT

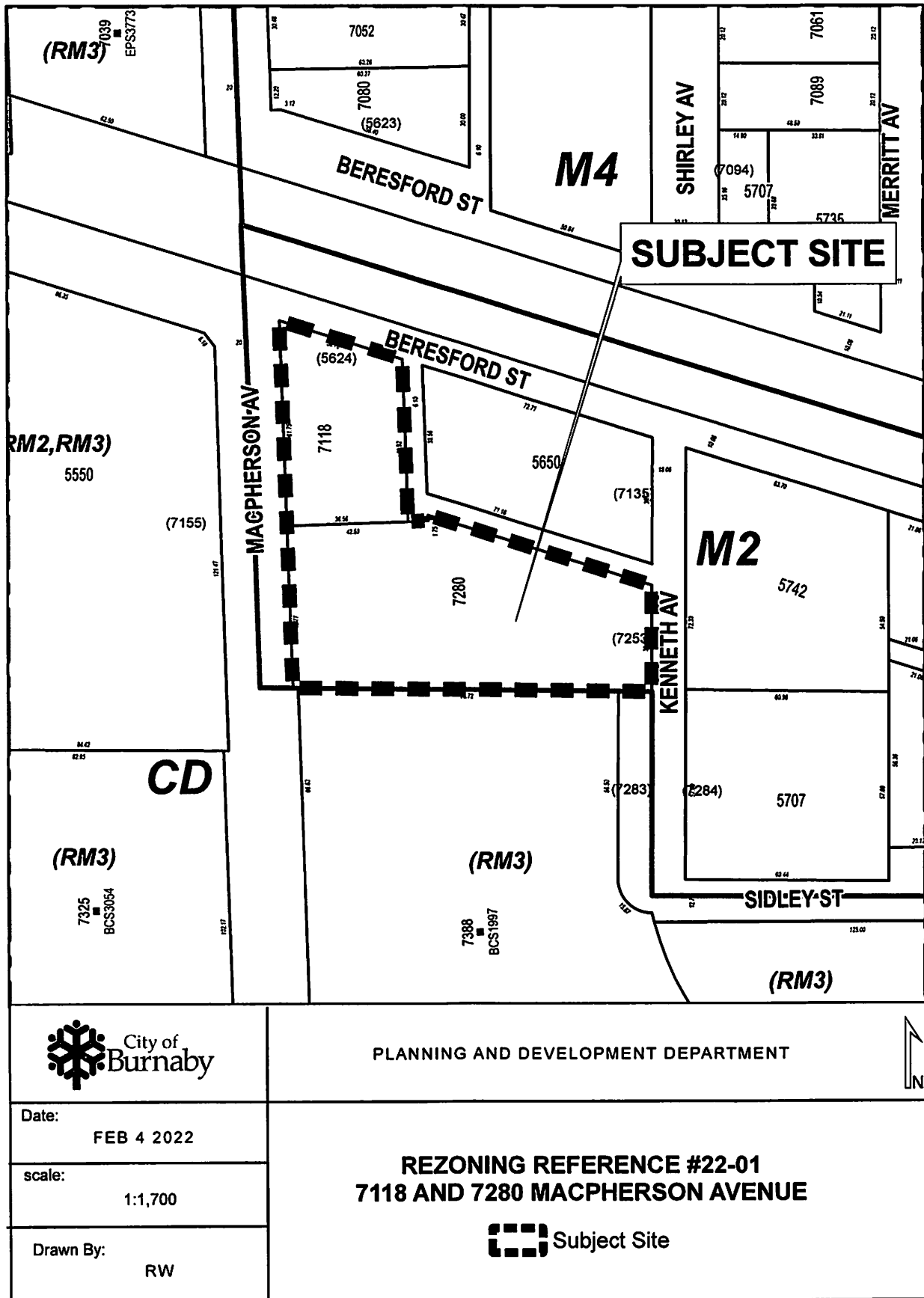
JBS:tn
Attachments

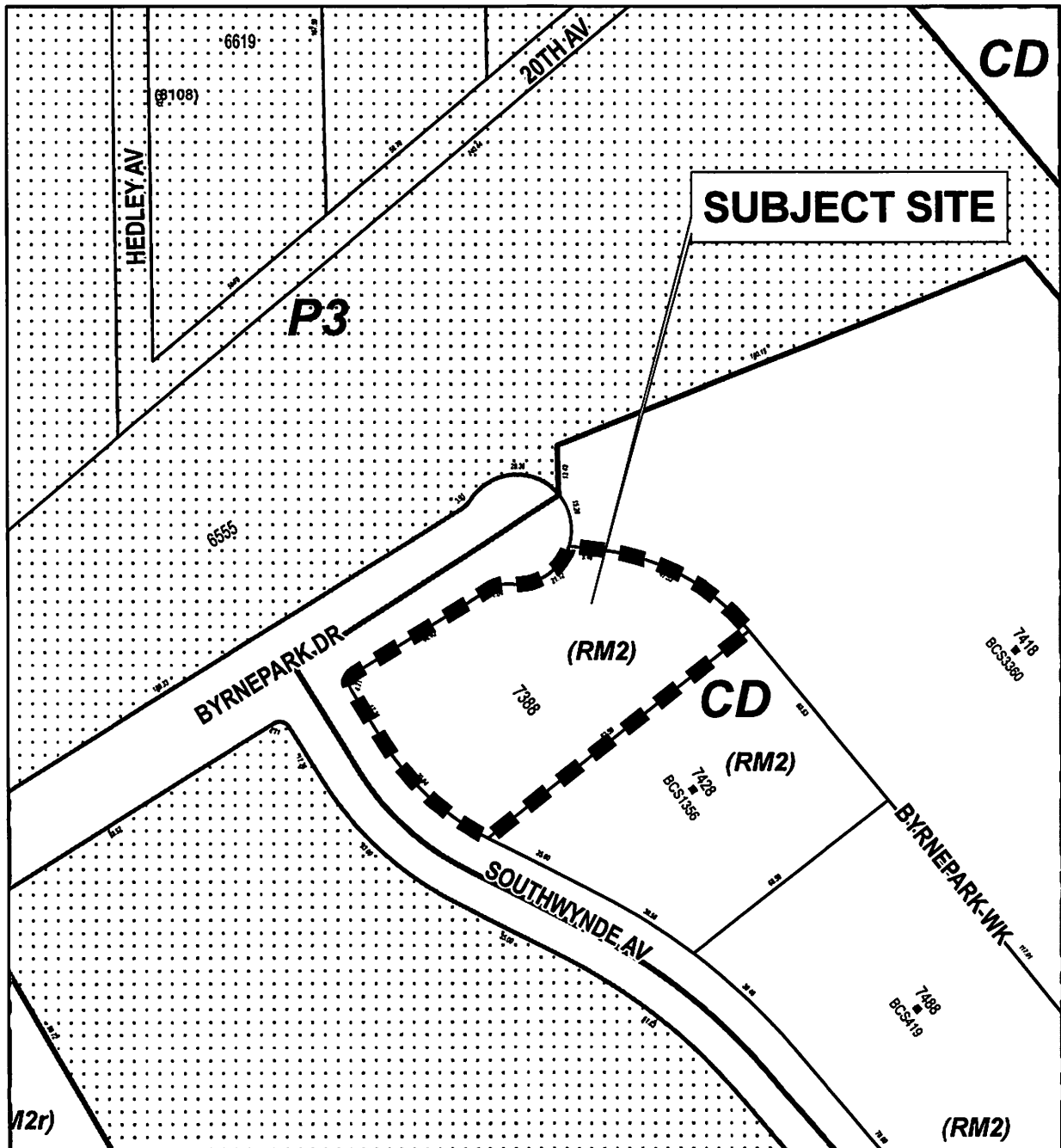
cc: Lands and Facilities Department, Attn: Realty and Lands

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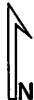








PLANNING AND DEVELOPMENT DEPARTMENT



Date:
FEB 15 2022

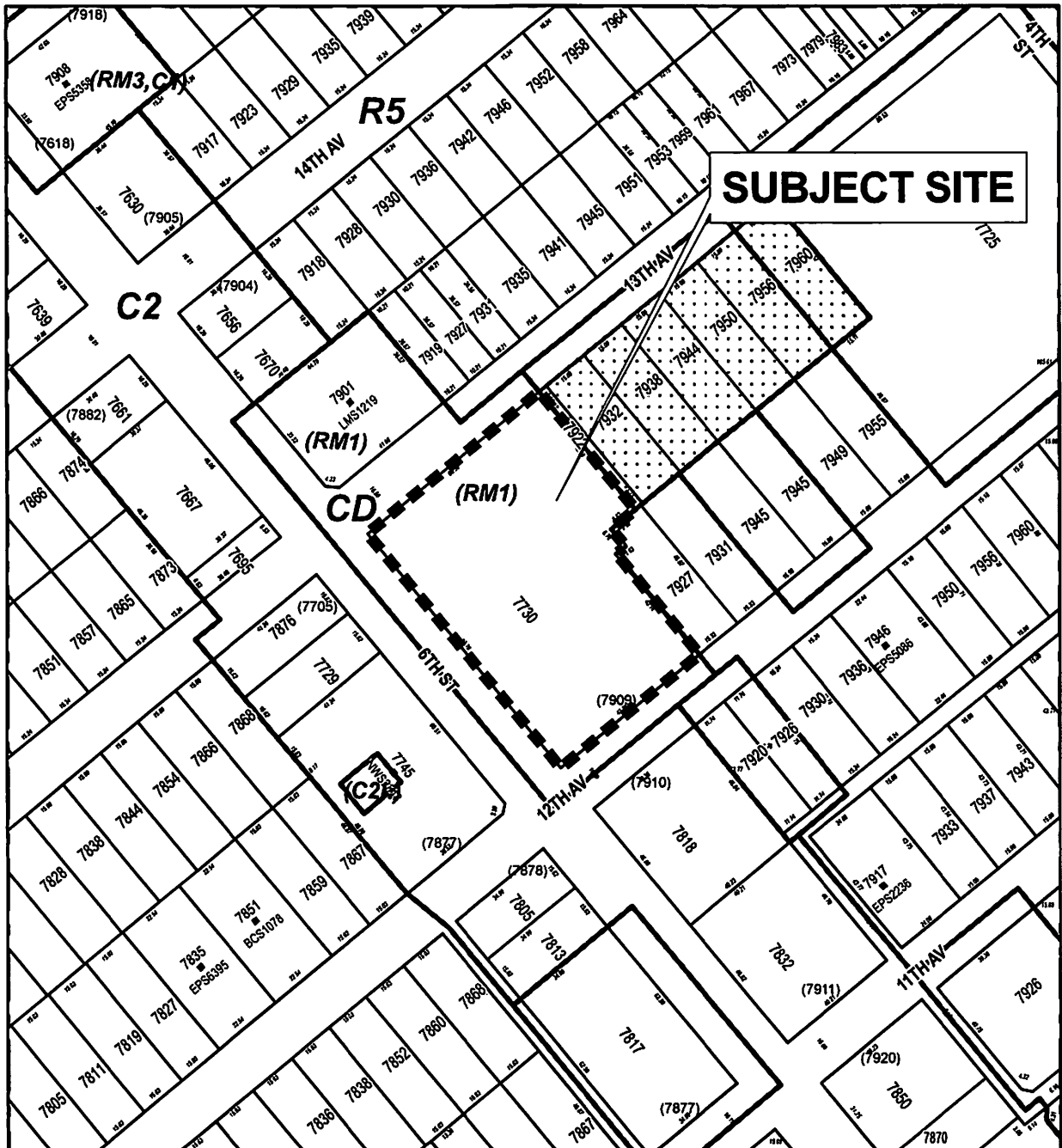
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Drawn By:
RW

REZONING REFERENCE #22-02
7388 SOUTHWYNDE AVENUE

 Subject Site

Sketch #4



PLANNING AND DEVELOPMENT DEPARTMENT



Date:
FEB 18 2022

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Drawn By:
RW

REZONING REFERENCE #22-03
7730 6TH STREET

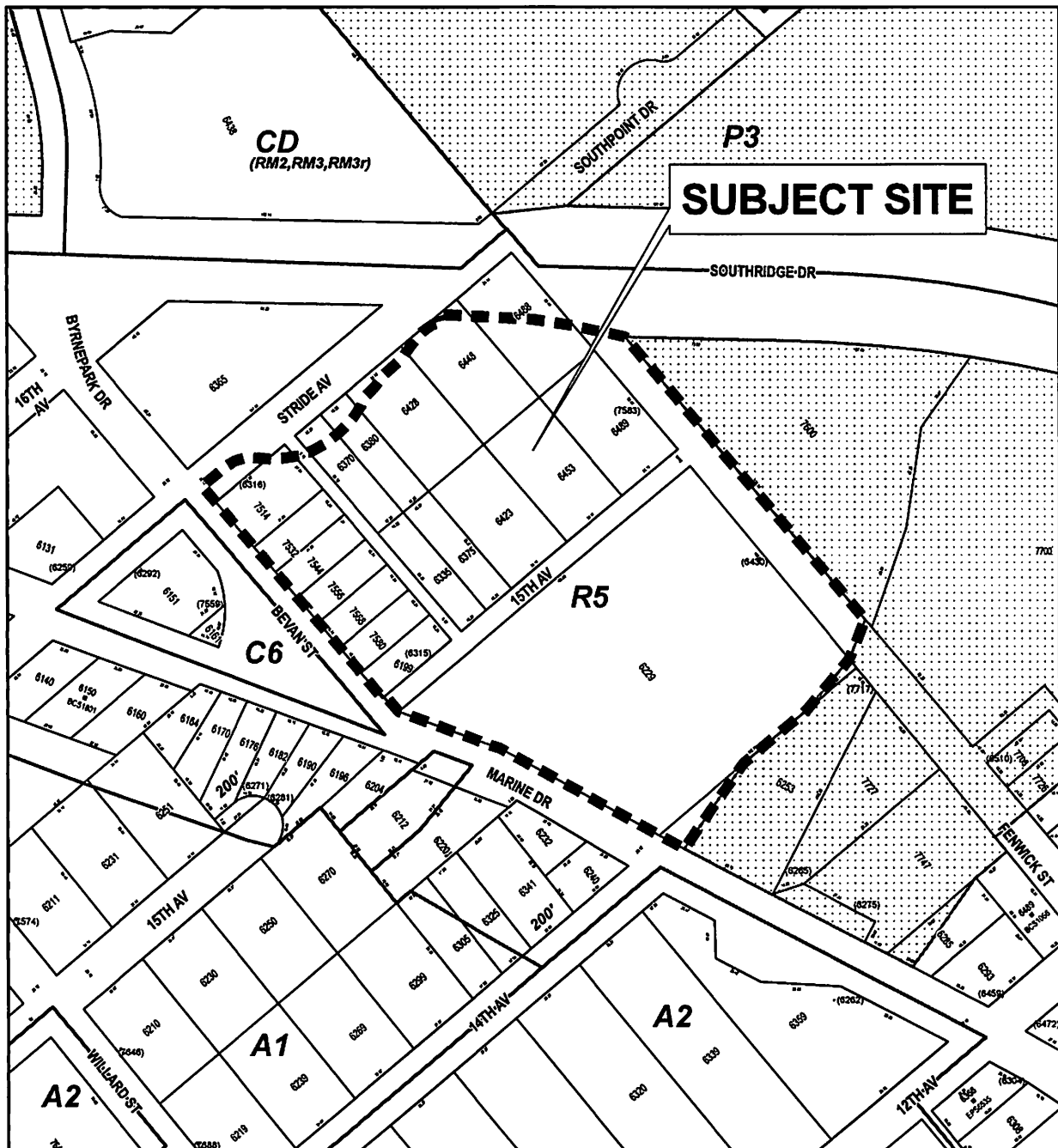
 Subject Site

Sketch #5

SCHEDULE A

REZONING REFERENCE #22-04

Civic Address	PID	Legal Description	Registered Owner
6335 Fifteenth Ave.	009-914-650	Lot 8, DL 155A, Group 1, NWD Plan 14019	City of Burnaby
6375 Fifteenth Ave.	009-914-668	Lot 9, DL 155A, Group 1, NWD Plan 14019	City of Burnaby
6423 Fifteenth Ave.	024-728-560	Lot 8, Block 6A, DL 155A, Group 1, NWD Plan 1425	City of Burnaby
6453 Fifteenth Ave.	012-161-594	Lot 7, Block 6A, DL 155A, Group 1, NWD Plan 1425	City of Burnaby
6489 Fifteenth Ave.	024-728-551	Lot 6, Block 6A, DL 155A, Group 1, NWD Plan 1425	City of Burnaby
Ptn 6370 Stride Ave.	003-275-019	Lot 37, DL 155A, Group 1, NWD Plan 24105	City of Burnaby
Ptn 6380 Stride Ave.	009-299-971	Lot 38, DL 155A, Group 1, NWD Plan 24105	City of Burnaby
Ptn 6428 Stride Ave.	012-162-655	Lot 3, Block 6A, DL 155A, Group 1, NWD Plan 1425	City of Burnaby
Ptn 6448 Stride Ave.	002-818-159	Lot 4, Block 6A, DL 155A, Group 1, NWD Plan 1425	City of Burnaby
Ptn 6488 Stride Ave.	012-162-663	Lot 5, Block 6A, DL 155A, Group 1, NWD Plan 1425	City of Burnaby
6365 Stride Avenue	023-546-361	Lot 9, District Lot 155a, Group 1, New Westminster District Plan LMP 30202	City of Burnaby
Ptn 7514 Bevan Street	004-538-099	Lot 1, DL 155A, Group 1, NWD Plan 14019	City of Burnaby
7532 Bevan Street	003-203-611	Lot 2, DL 155A, Group 1, NWD Plan 14019	City of Burnaby
7544 Bevan Street	009-914-617	Lot 3, DL 155A, Group 1, NWD Plan 14019	Bevan Holdings Ltd.
7556 Bevan Street	002-887-711	Lot 4, DL 155A, Group 1, NWD Plan 14019	Bevan Holdings Ltd.
7568 Bevan Street	009-914-625	Lot 5, DL 155A, Group 1, NWD Plan 14019	City of Burnaby
7580 Bevan Street	009-914-633	Lot 6, DL 155A, Group 1, NWD Plan 14019	Bevan Holdings Ltd.
6199 Marine Drive	000-618-721	Lot 7, DL 155A, Group 1, NWD Plan 14019	City of Burnaby
Ptn 6229 Marine Drive	003-109-372	Part (Reference Plan 3116), DL 155A, Group 1 Except: Part on Plan 22372, NWD	City of Burnaby
Ptn 6253 Marine Drive	003-168-298	Lot B, DL 155A/173, NWD Plan 22372	City of Burnaby



PLANNING AND DEVELOPMENT DEPARTMENT



Date:

FEB 15 2022

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Drawn By:

RW

REZONING REFERENCE #22-04
7532, 7544, 7556, 7568 & 7580 BEVAN STREET,
6199 MARINE DRIVE,
6335, 6375, 6423, 6453 & 6489 FIFTEENTH AVENUE AND
PORTIONS OF 7514 BEVAN STREET,
6370, 6380, 6428, 6448 & 6488 STRIDE AVENUE
AND 6229, 6253 MARINE DRIVE



Subject Site

Sketch #6