

**TO:** MAYOR & COUNCIL

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT:** **JUNE REZONING SERIES**

**PURPOSE:** To submit the current series of new rezoning applications for Council's Information

### **CHIEF ADMINISTRATIVE OFFICER'S COMMENTS**

I concur with the recommendation of the General Manager Planning and Development.

### **EXECUTIVE SUMMARY**

The following report introduces the current series of rezoning applications received as of April 19, 2023. In total seven rezoning applications have been received.

### **RECOMMENDATION**

**THAT** the June 19, 2023 "June Rezoning Series" report containing REZ #22-30, REZ #23-03, REZ #23-05, REZ #23-06, REZ #23-07, REZ #23-08 and REZ #23-09, be received for information.

### **1.0 POLICY SECTION**

The proposed rezoning applications align with the following City policies: Corporate Strategic Plan (2022), 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 BACKGROUND**

The City receives all new rezoning applications as part of a series and reports new applications to Council every two months. The purpose of batching rezoning applications is to streamline the approvals process and reduce the number of individual rezoning reports on Council's agenda.

### 3.0 GENERAL INFORMATION

#### REZONING REFERENCE #22-30

- Address: Ptn. 7201 11<sup>th</sup> Avenue  
 Legal: LOT 2 DISTRICT LOT 53 GROUP 1 NWD PLAN EPP114963  
 (See **attached** Sketch 1)
- Applicant: Bob Estey, Southgate City Homes Ltd.  
 300-1285 West Pender Street  
 Vancouver, BC V6E 4B1
- Current Zoning: CD Comprehensive Development District (based on RM1 Multiple Family Residential District, RM5 Multiple Family Residential District and C2 Community Commercial District)
- Proposed Zoning: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, RM5r Multiple Family Residential District, C2 Community Commercial District and Edmonds Town Centre Plan as guidelines)
- Size: The site is irregular in shape with a total area of approximately 18,930.76 m<sup>2</sup> (203,769 sq. ft.) subject to legal survey.
- Purpose: The purpose of the proposed rezoning bylaw amendment is to advance a site specific rezoning application to permit the construction of two towers with podiums and two low-rise buildings within the Gateway Neighbourhood of the Southgate Master Plan area. As this application may include locally serving retail, the C2 Commercial District remains included as an optional land use with potential retail density to be determined through the suitable plan of development process. This rezoning application will be in accordance with the amended Southgate Master Plan which is advancing under Rezoning Reference #22-31.

Zoning District	Maximum Potential Density
RM5	2.20
RM2 Alternative Density	0.26
Bonus Density	0.40
RM5r	2.20
Density Offset	1.10*
C2	1.30
<b>TOTAL</b>	<b>7.46</b>

\*Final densities are subject to the suitable plan of development and current zoning bylaw provisions

**REZONING REFERENCE #23-03**

Address: 1030 Sperling Avenue  
Legal: LOT A DISTRICT LOT 132 GROUP 1 NEW WESTMINSTER  
DISTRICT PLAN EPP95484  
(See **attached** Sketch 2)

Applicant: Cooper Ling, Doxa Development Ltd.  
4200 Vanguard Road  
Richmond, BC V7X 2P4

Current Zoning: R4 Residential District and P1 Neighbourhood Institutional District

Proposed Zoning: CD Comprehensive Development District (based on the RM2 and RM2r Multiple Family Residential Districts)

Size: The site is irregular in shape with a total area of approximately 2,440.00 m<sup>2</sup> (26,264 sq. ft.).

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of market strata, non-market rental, and market rental stacked townhouse dwellings. An Official Community Plan amendment is being pursued by the applicant to facilitate the redevelopment of this low density institutional property for Residential-Townhouses. The proposed rezoning bylaw amendment for townhouses replaces Rezoning Reference #19-41 to permit a child care facility on the subject site.

Zoning District	Maximum Potential Density
RM2	0.9
RM2r	0.9
<b>Total</b>	<b>1.8</b>

**REZONING REFERENCE #23-05**

Address: Portion of 5420 Marine Drive  
Legal: PORTION OF LOT 162 GROUP 1 NEW WESTMINSTER DISTRICT  
PLAN 9794  
(See **attached** Sketch 3)

Applicant: Dharam Kajal, Westridge Engineering and Consulting Ltd.  
Unit 215 – 12992 76 Avenue  
Surrey, BC V3W 2V6

Current Zoning: R2 Residential District

Proposed Zoning: P2 Administration and Assembly District

Size: The complete site is irregular in shape with a total area of approximately 11,995.66 m<sup>2</sup> (129,120 sq. ft.); the R2 Residential District portion of the site is approximately 2,872 m<sup>2</sup> (30,914 sq. ft.).

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit additional on-site parking for the subject site’s place of public worship, as parking for that use is not currently permitted on the R2 Residential District portion of the site. Because the majority of the R2 District portion of the site is designated for Residential Use in both the Official Community Plan and Big Bend Community Plan, amendments to those Plans would be required.

**REZONING REFERENCE #23-06**

Address: Ptn. 6800 Lougheed Highway  
 Legal: LOT 1 EXCEPT: FIRSTLY; PART IN PLAN BCP22451 DL 78 GROUP 1 NWD PLAN 74615  
 (See **attached** Sketch 4)

Applicant: Sean Callaghan, Sperling Limited Partnership  
 1701-1166 Alberni Street  
 Vancouver, BC V6E 3Z3

Current Zoning: M2 General Industrial District, and R2 Residential District

Proposed Zoning: CD Comprehensive Development District (based on RM5uv-a Multiple Family Residential District, C2 Community Commercial District, M2 General Industrial District, P5 Community Institutional District, and Bainbridge Urban Village Plan as guidelines)

Size: The site is irregular in shape with a total area of approximately 18,930.76 m<sup>2</sup> (203,769 sq. ft.) subject to legal survey.

Purpose: The purpose of the proposed rezoning bylaw amendment is to advance a site specific rezoning application to permit the construction of two mid-rise mixed-tenure residential buildings atop ground oriented commercial uses and underground parking. This rezoning application represents the first phase of development of the Burnaby Lake Village Master Plan Rezoning Reference #22-31.

Zoning District	Maximum Potential Density
RM5uv-a	2.20
RM5r	2.20
Density Offset	1.10

C2	1.30
<b>TOTAL</b>	<b>7.46</b>

**REZONING REFERENCE #23-07**

Address: 5777 Willingdon Avenue and 4475 Grange Street  
 Legal: LOT 293 DISTRICT LOT 33 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 53610  
 LOT 101 DISTRICT LOT 33 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 25477  
 (See **attached** Sketch 5)

Applicant: Edmund Cheung, Old Orchard Apartments Ltd.  
 880-700 W. Georgia Street  
 Vancouver BC V7Y 1K8

Current Zoning: RM3 Multiple Family Residential District

Proposed Zoning: CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, and Metrotown Downtown Plan as guidelines)

Size: The site has a frontage on Willingdon Avenue of approximately 122.7 m (403 ft.), a frontage on Grange Street of approximately 47.7 m (156 ft.) and an area of approximately 5,672.6 m<sup>2</sup> (61,059 sq. ft.).

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 37-storey high-rise residential building consisting of market strata units, and a 6-storey mid-rise replacement rental building.

Zoning District	Maximum Potential Density
RM4s	3.60
RM4r	1.70
Density Offset	0.85
<b>TOTAL</b>	<b>6.15</b>

**REZONING REFERENCE #23-08**

Address: 3328 Bainbridge Avenue  
 Legal: LOT 69 DISTRICT LOT 44 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 38654  
 (See **attached** Sketch 6)

Applicant: Wendy Wollin, BURO47 Architect Inc.  
 4777 Delta Street  
 Delta, BC V4K 1V7

Current Zoning: R1 Residential District

Proposed Zoning: CD Comprehensive Development District (based on the RM2uv Multiple Family Residential District and Bainbridge Urban Village Plan as guidelines)

Size: The site is rectangular in shape with a total area of approximately 1,047.95 m<sup>2</sup> (11,280 sq. ft.).

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

Zoning District	Maximum Potential Density
RM2uv	1.1 FAR

**REZONING REFERENCE #23-09**

Address: Ptn. 7201 11<sup>th</sup> Avenue  
 Legal: LOT 2 DISTRICT LOT 53 GROUP 1 NWD PLAN EPP114963  
 (See *attached* Sketch 7)

Applicant: Bob Estey, Southgate City Homes Ltd.  
 300-1285 West Pender Street  
 Vancouver, BC V6E 4B1

Current Zoning: CD Comprehensive Development District (based on RM1 Multiple Family Residential District, RM5 Multiple Family Residential District and C2 Community Commercial District)

Proposed Zoning: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, RM5r Multiple Family Residential District, C2 General and Edmonds Town Centre Plan as guidelines)

Size: The site is irregular in shape with a total area of approximately 19,685 m<sup>2</sup> (211,887 sq. ft.) subject to legal survey.

Purpose: The purpose of the proposed rezoning bylaw amendment is to advance a site specific rezoning application to permit the construction of a mixed-use development that includes three towers on two building podiums within the Gateway Neighbourhood of the Southgate Master Plan area. As this application includes commercial uses, the C2 Commercial District remains included as a land use. This rezoning application will be in accordance with the amended Southgate Master Plan which is advancing under Rezoning Reference #22-31.

Zoning District	Maximum Potential Density
RM5	2.20
Alternative Density	0.26
Bonus Density	0.40
RM5r	2.20

Density Offset	1.10*
C2	1.30
<b>TOTAL</b>	<b>7.46</b>

\*Final densities are subject to the suitable plan of development and current zoning bylaw provisions

#### **4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT**

A Public Hearing will be held at a future date. The City will send a notice, at least 10 days in advance of a Public Hearing, to those properties that are within a 30 m (100 ft.) radius of the property. A notice will also be published in two consecutive issues of the local newspaper, and a sign regarding the proposal will be posted on the site.

#### **5.0 FINANCIAL CONSIDERATIONS**

There are no financial considerations related to this proposal.

Respectfully submitted,

E. W. Kozak, General Manager Planning and Development

#### **ATTACHMENTS**

- Attachment 1 – REZ #22-30 Sketch 1 and Letter of Intent
- Attachment 2 – REZ #23-03 Sketch 2 and Letter of Intent
- Attachment 3 – REZ #23-05 Sketch 3 and Letter of Intent
- Attachment 4 – REZ #23-06 Sketch 4 and Letter of Intent
- Attachment 5 – REZ #23-07 Sketch 5 and Letter of Intent
- Attachment 6 – REZ #23-08 Sketch 6 and Letter of Intent
- Attachment 7 – REZ #23-09 Sketch 7 and Letter of Intent

#### **REPORT CONTRIBUTORS**

This report was prepared by Johannes Schumann, Director Development and Urban Design, and reviewed by Jesse Dill, Senior Planner, Ian Wasson Senior Planner, and Lee-Ann Garnett, Deputy General Manager Planning and Development.