

**TO:** MAYOR & COUNCIL  
**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT  
**SUBJECT:** **NEW REZONING APPLICATIONS SERIES**  
**PURPOSE:** To submit the current series of new rezoning applications for Council's information.

## **RECOMMENDATION**

**THAT** the report titled "New Rezoning Applications Series" dated October 16, 2023, be received for 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 from April 20 and as of August 23, 2023. In total nine (9) rezoning applications are being advanced under this report with the recommendation that they have been 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 (2) 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 #23-11**

- Applicant:** Keltic Canada Development  
 2338 – 666 Burrard Street  
 Vancouver, BC V6C 2X8  
 Attn: Hugh Taylor
  
- Address:** 5502 Lougheed Highway  
  
 Lot 102 District Lot 125 Group 1 New Westminster District Plan 56065  
 (see **attached** Sketch #1)
  
- From:** CD Comprehensive Development District (based on P2 Administration and Assembly District, M2 General Industrial District, R2 Residential District, and Brentwood Town Centre Plan as guidelines)
  
- To:** Amended CD Comprehensive Development District (based on C2 Community Commercial District, RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, and Brentwood Town Centre Plan as guidelines).
  
- Size:** The site is largely rectangular in shape with a total area of approximately 17,339.91 m<sup>2</sup> (186,645 sq. ft.) subject to legal survey.
  
- Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of three high-rise mixed tenure residential apartment buildings with commercial fronting Lougheed Highway.

Zoning District	Maximum Potential Density
RM5s	5.0 FAR
RM5r	2.2 FAR
RM5s Density Offset	1.1 FAR
C2	1.3 FAR
<b>TOTAL</b>	<b>9.6 FAR</b>

**REZONING REFERENCE #23-13**

- Applicant:** Thind Properties Ltd.  
#700 – 4211 Kingsway,  
Burnaby, BC V5H 1Z6  
Attn: Allan Lal
- Address:** 6505 Sussex Avenue  
Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315  
(see **attached** Sketch #2)
- From:** CD Comprehensive Development District (based on the RM5s and RM4 Multiple Family Residential Districts and C2 Community Commercial District)
- To:** Amended CD Comprehensive Development District (based on the RM5s and RM4 Multiple Family Residential Districts, C2 and C2f Community Commercial Districts, and C3 General Commercial District)
- Size:** The site is rectangular in shape with a total area of approximately 3,024.40 m<sup>2</sup> (32,554 sq. ft.).
- Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the use of the commercial office floor area, currently under construction and approved under Rezoning Reference #16-42, as hotel use. A portion of the commercial floor area is also proposed for a primary liquor licence establishment.

The proposed addition of the C3 General Commercial District and C2f Community Commercial District is for land use purposes only and will only be applied to the portions of the subject site that are proposed as a hotel use (C3 District) and a liquor licence establishment (C2f District). No additional density or changes to the building footprint approved under Rezoning Reference #16-42 will be pursued as part of this application.

<b>Zoning Designation</b>	<b>Zoning District</b>	<b>Maximum Potential Density</b>
High Density Mixed-Use	Amended CD (RM5s, RM4, C2, C2f, C3)	No additional density is proposed as part of this rezoning application.

**REZONING REFERENCE #23-14**

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

**Address:** Portion of 6800 Lougheed Highway

Portion of Lot 1 Except: Firstly; Part In LMP44883, Secondly; Part In Plan BCP314, Thirdly; Part In BCP1828, Fourthly; Part In Plan BCP22451 District Lot 78 Group 1 New Westminster District Plan 74615  
(see **attached** Sketch #3)

**From:** M2 General Industrial District

**To:** CD Comprehensive Development District (based on RM5uv-a and RM5r Multiple Family Residential Districts, C2 Community Commercial District, M2 General Industrial District, P5 Community Institutional District, and Bainbridge Urban Village Plan as guidelines)

**Size:** The site is rectangular in shape with a total area of approximately 6,543.34 m<sup>2</sup> (70,432 sq. ft.) subject to legal survey.

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of three mid-rise mixed-tenure residential buildings with ground-oriented commercial and underground parking. This rezoning application is for Phase 1B of the Burnaby Lake Village Master Plan Rezoning Reference #22-28. Although not presently proposed as part of Phase 1B, the M2 General Industrial District and P5 Community Institutional District provide the option and flexibility for additional housing tenures and creative employment opportunities to be considered across the Master Plan Site as part of the preparation of suitable plans of development.

<b>Zoning District</b>	<b>Maximum Potential Density</b>
RM5uv-a	2.40
RM5r	0.49
Density Offset	0.86
C2	1.30
<b>TOTAL</b>	<b>5.05</b>

**REZONING REFERENCE #23-15**

- Applicant:** Shape Properties Corp.  
2020 – 505 Burrard Street  
Vancouver, B.C. V7X 1M1  
Attn: Patrick Hunter
  
- Address:** 4501, 4525, 4567 Lougheed Highway

Lot 1 District Lots 123 and 124 Group 1 New Westminster District Plan EPP40171 Except Air Space Parcels 1 AND 2 Air Space Plan EPP55463; Lot 2 District Lots 124 Group 1 New Westminster District Plan EPP40171 Except Part In Airspace Plan EPP55464; Lot 1 District Lots 123 and 124 Group 1 New Westminster District Plan EPP31990 Except Plans EPP40171, EPP59173 And EPP108674  
(see *attached* Sketch #4)
  
- From:** CD Comprehensive Development District (based on the C3 and C3a General Commercial Districts, P2 Administration and Assembly District, RM4s and RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines)
  
- To:** Amended CD Comprehensive Development District (based on the C3 and C3a General Commercial Districts, P2 Administration and Assembly District, RM4s and RM5s Multiple Family Residential Districts, Rm4r and RM5r Multiple Family Residential Districts, and Brentwood Town Centre Development Plan as guidelines)
  
- Size:** The site is irregular in shape with a total area of approximately 106,888.42 m<sup>2</sup> (1,150,537 sq. ft.) subject to legal survey.
  
- Purpose:** The purpose of the proposed rezoning bylaw amendment is to amend the Brentwood Site Conceptual Masterplan to include inclusionary rental requirements, day-care provisions, and a neighbourhood park, which is in accordance with the 2020 Rental Use Policy and 2021 Childcare Policy. The rezoning also proposes to designate the northeast corner of Willingdon Avenue and Lougheed Highway for high-density mixed-use to bring the site into conformity with the surrounding core area. No specific development is being proposed by the subject rezoning application.

### REZONING REFERENCE #23-16

- Applicant:** Shape Properties Corp.  
2020 – 505 Burrard Street  
Vancouver, B.C. V7X 1M1  
Attn: Tamara Paolatto
- Address:** 9855 Austin Road
- Lot 79 District Lot 4 Group 1 New Westminster District Plan 36145  
Except Plans BCP5531, EPP10716 and EPP60170  
(see **attached** Sketch #5)
- From:** CD Comprehensive Development District (based on the C3  
General Commercial District, P2 Administration and Assembly  
District, RM5s Multiple Family Residential District and Lougheed  
Town Centre Plan as guidelines)
- To:** Amended CD Comprehensive Development District (based on the  
C3 and General Commercial Districts, P2 Administration and  
Assembly District, RM5s Multiple Family Residential District, RM5r  
Multiple Family Residential District, and Lougheed Town Centre  
Plan as guidelines)
- Size:** The site is irregular in shape with a total area of approximately  
126,312.4 m<sup>2</sup> (1,359,615 sq. ft.) subject to legal survey.
- Purpose:** The purpose of the proposed rezoning bylaw amendment is to  
amend the Lougheed Core Area Master Plan to include  
inclusionary rental requirements and day-care provisions in  
accordance with the 2020 Rental Use Zoning Policy and 2021  
Childcare Policy. No specific development is being proposed by the  
subject rezoning application.

### REZONING REFERENCE #23-17

- Applicant:** Ray Xu, Belford Properties Ltd.  
702-6378 Silver Avenue  
Burnaby, BC V5H 0J2
- Address:** 6378, 6392 McKay Avenue and 6387, 6425 Silver Avenue
- Lot 19, DLs 151 and 153, Group 1, NWD Plan 2884  
Lot 18 Except: Part included in Parcel "C" (Explanatory Plan  
11380); DL 153, Group 1, NWD Plan 2884  
Parcel "C" (Explanatory Plan 11380) of Lot 1, Plan 10048 and of Lot  
18, Plan 2884, DLs 151 and 153, Group 1 NWD

Lot 17 DL 153, Group 1 NWD Plan 36491  
(see **attached** Sketch #6)

- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, and Metrotown Downtown Plan as guidelines)
- Size:** The site is rectangular in shape with a total area of approximately 4,976.70 m<sup>2</sup> (53,569 sq. ft.) subject to legal survey.
- Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 46-storey high-rise residential building consisting of market strata units, and a 6-storey mid-rise replacement rental building. The sale and consolidation of the City-owned property at 6392 McKay Avenue is proposed as part of this rezoning development application.

Zoning District	Maximum Potential Density
RM5s	5.00
RM5r	2.20
Density Offset	1.10
<b>TOTAL</b>	<b>8.30</b>

**REZONING REFERENCE #23-18**

- Applicant:** Ray Xu, Belford Properties Ltd.  
702-6378 Silver Avenue  
Burnaby, BC V5H 0J2
- Address:** 6544 Silver Avenue
- Lot 74, DL 153, Group 1, NWD Plan 29123  
(see **attached** Sketch #7)
- From:** RM3 Multiple Family Residential District
- To:** 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 is rectangular in shape with a total area of approximately 2,798.70 m<sup>2</sup> (30,125 sq. ft.) subject to legal survey.

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 28-storey high-rise residential building consisting of market strata and rental units.

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

**REZONING REFERENCE #23-19**

**Applicant:** Anthem Properties Group Ltd.  
 Suite 1100 Bentall IV, Box 49200  
 1055 Dunsmuir Street  
 Vancouver, BC V7X 1K8  
 Attn: Tracy McRae

**Address:** 4587 and 4545 Juneau Street  
  
 Parcel D District Lot 124 Group 1 NWD Plan EPP122282  
 Parcel C District Lot 124 Group 1 NWD Plan EPP122282  
 (see **attached** Sketch #8)

**From:** CD Comprehensive Development District (based on C9 Urban Village Commercial, RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, and Brentwood Town Centre Plan as guidelines)

**To:** Amended CD Comprehensive Development District (based on C9 Urban Village Commercial, RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, P3 Park and Public Use District, and Brentwood Town Centre Plan as guidelines).

**Size:** The site at 4587 Juneau Street is rectangular in shape with a total area of approximately 3,270 m<sup>2</sup> (35,198 sq. ft.) subject to legal survey. The site at 4545 Juneau Street is largely rectangular in shape with a total area of approximately 4,360 m<sup>2</sup> (46,931 sq. ft.) subject to legal survey. The combined site area of both sites is 7,630 m<sup>2</sup> (82,129 sq. ft.) subject to legal survey.



**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of a high-rise mixed tenure residential apartment building with at-grade commercial and underground parking, and the construction of a public park. The ownership of the park will be transferred to the City prior to the occupancy of the high-rise mixed tenure building within the subject development.

Zoning District	Maximum Potential Density
RM4s	3.6 FAR
RM4r	1.7 FAR
RM4s Density Offset	0.85 FAR
C9	2.2 FAR
P2	
<b>TOTAL</b>	<b>8.35 FAR</b>

**REZONING REFERENCE #23-20**

**Applicant:** Nicholas Dhaliwal, Beedie Living  
1730, 1111 West Georgia Street  
Vancouver, BC V6E 4M3

**Address:** 3676 Bainbridge Avenue

Block 14 Except: Firstly; Part 0.05 Of An Acre More Or Less Shown On Plan With Bylaw Filed 32393 Secondly; Part On Plan With Bylaw Filed 58377 Thirdly; Part Dedicated Road On Plan LMP3433 Fourthly; Part Dedicated Road On Plan BCP26290 District Lot 44 Group 1 New Westminster District Plan 3049  
(see **attached** Sketch #9)

**From:** CD Comprehensive Development District (based on M2 General Industrial District, and M5 Light Industrial District) and M5 Light Industrial District

**To:** CD Comprehensive Development District (based on RM4uv-c Multiple Family Residential District, RM4r Multiple Family Residential District, C2 Community Commercial District, and Bainbridge Urban Village Plan as guidelines)

**Size:** The site is irregular in shape with a total area of approximately 41,168.95 m<sup>2</sup> (443,139 sq. ft.) subject to legal survey.

**Purpose:** The purpose of the proposed rezoning bylaw amendment to permit the construction of 4-storey stacked townhomes and 6-12 storey non-market rental and strata residential buildings. The Bainbridge Urban Village Community Plan supports minor increases above the 3-8 storey buildings envisioned for the development site, subject to the proposed development

incorporating exceptional action on Climate Action and Sustainability (e.g. advanced green building standards or enhancement of riparian lands adjacent to Station Creek). Heights above 8 storeys would only be considered in select locations further removed from the residential neighbourhood to the north and east. The application may include childcare or locally serving retail as optional land uses. Commercial density will be determined as part of the suitable plan of development.

Zoning District	Maximum Potential Density
RM4uv-c	1.40
RM4r	0.30
Density Offset	0.50
C2	0.1 – 1.3 (to be determined)
<b>TOTAL</b>	<b>3.50</b>

#### 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 – Sketch 1 and Letter of Intent
- Attachment 2 – Sketch 2 and Letter of Intent
- Attachment 3 – Sketch 3 and Letter of Intent
- Attachment 4 – Sketch 4 and Letter of Intent
- Attachment 5 – Sketch 5 and Letter of Intent
- Attachment 6 – Sketch 6 and Letter of Intent
- Attachment 7 – Sketch 7 and Letter of Intent
- Attachment 8 – Sketch 8 and Letter of Intent
- Attachment 9 – Sketch 9 and Letter of Intent

**REPORT CONTRIBUTORS**

This report was prepared by Jesse Dill, Director Development and reviewed by Lee-Ann Garnett, Deputy General Manager Planning and Development.