

**TO:** CHIEF ADMINISTRATIVE OFFICER**DATE:** 2022 Sept 28**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.

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## REPORT

### 1.0 CITY POLICIES

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 REZONING APPLICATIONS

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

#### 2.1 REZONING REFERENCE #22-23

**Applicant:** Denis Turco Architect Inc.  
PO Box 30047  
North Vancouver, BC V7H 2Y8  
Attn: Denis Turco

**Address:** 5825 Sunset Street

Parcel A District Lot 80 Group 1 New Westminster District Plan  
BCP37805 (see *attached* Sketch #1)

**From:** CD Comprehensive Development District (based on the P5 Community  
Institutional District and RM2 Multiple Family Residential District)

- To:** Amended CD Comprehensive Development District (based on the P5 Community Institutional District and RM3r Multiple Family Residential District)
- Size:** The site is rectangular in shape with a total area of approximately 1,292 m<sup>2</sup> (13,907 sq. ft.).
- Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the addition of a third storey to the existing building, in order to provide six additional non-market rental units, along with ancillary uses.

Zoning District	Maximum Potential Density
P5	0.8 FAR
RM3r	1.1 FAR
<b>TOTAL</b>	<b>1.9 FAR</b>

**RECOMMENDATION:**

THAT Council receive this report for information.

**2.2 REZONING REFERENCE #22-25**

- Applicant:** BÜRO47 Architecture Inc.  
 4777 Delta Street  
 Delta, BC V4K 1V7  
 Attn: Jeremy Stam
- Address:** 4357 and 4385 Canada Way  
  
 Parcel “B” (BY74750E) Lot 1 Except: The West 75 Feet, District Lot 70 Group 1 New Westminster District Plan 3824  
 West 75 Feet East Half Lot 1 District Lot 70 Group 1 New Westminster District Plan 3824  
 (see *attached* Sketch #2)
- From:** M1 Manufacturing District
- To:** CD Comprehensive Development District (based on the M2 General Manufacturing District, M5 Light Manufacturing District, and C1 Neighbourhood Commercial District)
- Size:** The site is rectangular in shape with a total area of approximately 4,338.23 m<sup>2</sup> (46,696 sq. ft.).

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a new six-storey industrial/office building with a minor commercial component.

**RECOMMENDATION:**

THAT Council receive this report for information.

**2.3 REZONING REFERENCE #22-27**

**Applicant:** Saturnin Architecture  
10 West 11<sup>th</sup> Avenue  
Vancouver, BC V6C 1V5  
Attn: Wojciech Grzybowicz

**Address:** 6909 Royal Oak Avenue

Lot 7 District Lot 98 Group 1 New Westminster District Plan 1503  
(see *attached* Sketch #3)

**From:** M4 Special Industrial District

**To:** CD Comprehensive Development District (based on the C9 Urban Village District)

**Size:** The site is rectangular in shape with a total area of approximately 916.67 m<sup>2</sup> (9,867 sq. ft.).

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a one-storey commercial building.

The Royal Oak Community Plan indicates a proposed assembly with the adjacent property to the south at 6929 Royal Oak Avenue. The owner of the subject property has attempted to acquire the adjacent property, but was unsuccessful. It is recommended that a copy of this report be sent to the property owners of 6929 Royal Oak Avenue for their information.

Zoning Designation	Zoning District	Maximum Potential Density
Urban Village	C9	3.025 FAR

**RECOMMENDATIONS:**

1. **THAT** Council receive this report for information.
2. **THAT** a copy of this report be sent to the property owners of 6929 Royal Oak Avenue.

**2.4 REZONING REFERENCE #22-28**

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

**Address:** 6800 Lougheed Highway

Lot 1, Except: Firstly; Part in LMP44883, Secondly; Part in Plan BCP314,  
 Thirdly; Part in Plan BCP1828, Fourthly; Part in Plan BCP22451 District  
 Lot 78 Group 1 New Westminster District Plan 74615  
 (see *attached* Sketch #4)

**From:** M2 General Industrial District and R2 Residential District.

**To:** CD Comprehensive Development District (based on the Bainbridge Community Plan as guidelines)

**Size:** The site is irregular in shape with a total area of approximately 76,563.93 m<sup>2</sup> (824,127 sq. ft.) subject to legal survey

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to establish a Conceptual Master Plan and Design Guidelines for the Burnaby Lake Village Site in order to guide further site specific rezoning applications over time, for the construction of a medium-density multi-phased strata, rental, commercial retail, and office development. No specific development is being proposed by the subject rezoning application.

Zoning Designation	Zoning District	Maximum Potential Density
Village Core Mixed Use	To be determined	5.05 FAR

**RECOMMENDATION:**

**THAT** Council receive this report for information.

**2.5 REZONING REFERENCE #22-29**

- Applicant:** ADC Management LP  
 89 West Georgia St.  
 Vancouver, BC V6B 0N8  
 Attn: Graeme Clendenan
- Address:** Portion of 3405 Willingdon Avenue  
  
 Lot 1 District Lot 71 Group 1 New Westminster District Plan LMP12752  
 Except Plan EPP6303  
 (see *attached* Sketch #5)
- From:** CD Comprehensive Development District (based on P6 Regional Institutional District and B2 Urban Office District)
- To:** CD Comprehensive Development District (based RM5 and RM5r Multiple Family Residential Districts, and the Willingdon Lands Master Plan as guidelines)
- Size:** The site is irregular in shape with a total area of approximately 10,108.90 m<sup>2</sup> (108,811 sq. ft.) subject to legal survey
- Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of one mid-rise (20 storey) market leasehold strata building, one mid-rise (14 storey) mixed tenure market leasehold strata and market rental building, and one low rise (6 storey) non-market rental building.

Zoning Designation	Zoning District	Maximum Potential Density
Urban Village Residential	RM5 and RM5r	4.4 FAR

**RECOMMENDATION:**

THAT Council receive this report for information.

**2.6 REZONING REFERENCE #22-32**

- Applicant:** Create Urban Development Corporation  
 1580-505 Burrard Street  
 Vancouver, BC V7X 1M5  
 Attn: Nicole Yang

**Address:** Portion of 7000 Lougheed Highway  
Portion of Parcel "One" District Lots 59 and 78 Group 1 New Westminster  
District Reference Plan 78006  
(see *attached* Sketch #6)

**From:** CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2h Community Commercial District, M5 Light Industrial District, and P2 Administration and Assembly District as guidelines) and R2 Residential District.

**To:** CD Comprehensive Development District (based on the Bainbridge Community Plan as guidelines)

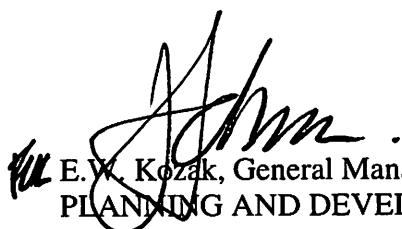
**Size:** The site is irregular in shape with a total area of approximately 14,066.20 m<sup>2</sup> (151,407 sq. ft.) subject to legal survey

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of two mid-rise mixed tenure residential apartment buildings atop live-work units and underground parking in accordance with Phase 1 of the Burnaby Lake Heights Master Plan, which is being advanced under Rezoning Reference #22-15.

Zoning Designation	Zoning District	Maximum Potential Density
Village Core Mixed Use	To be determined	5.05 FAR

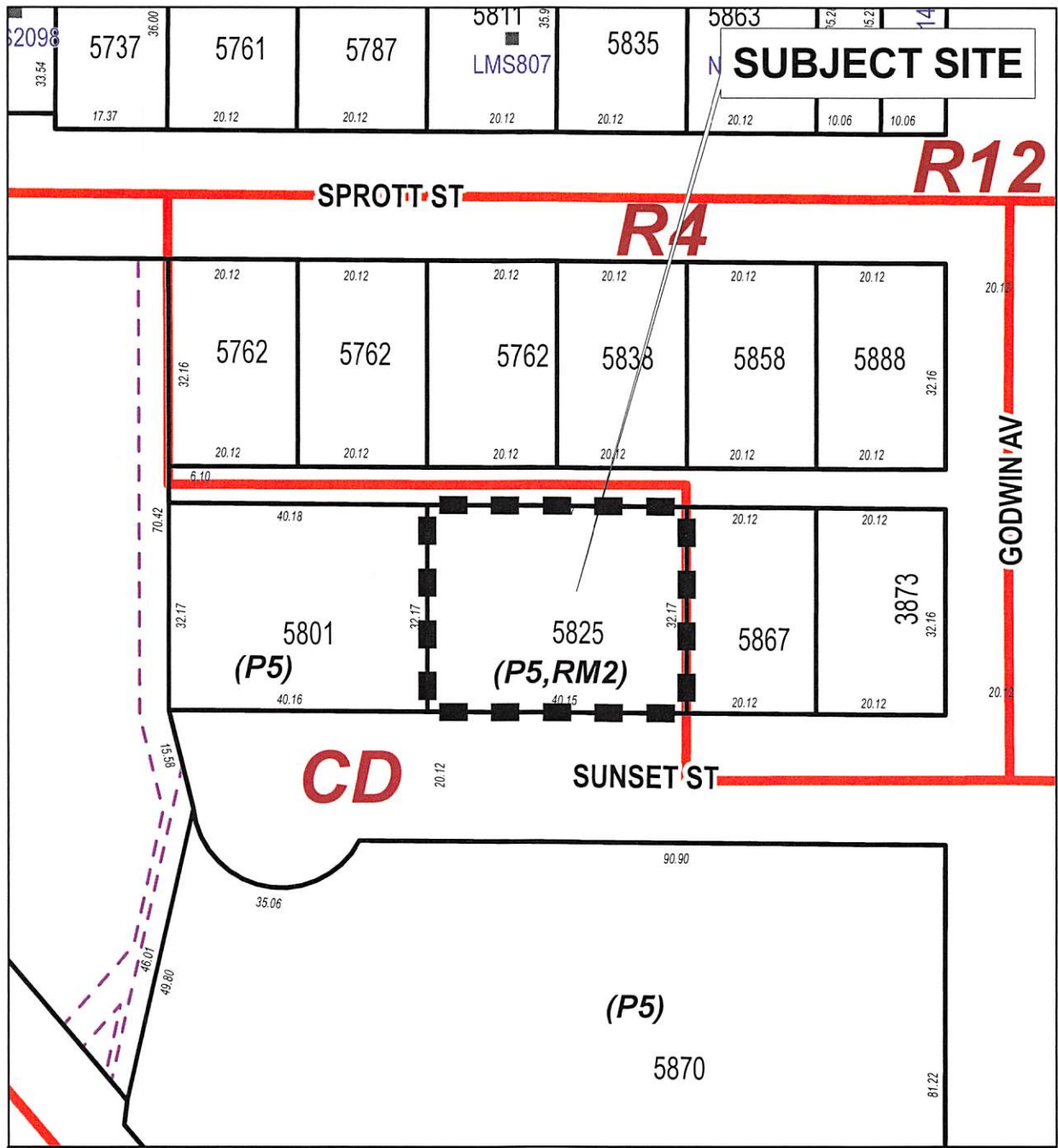
**RECOMMENDATION:**



**THAT** Council receive this report for information.

  
E. W. Kozak, General Manager  
PLANNING AND DEVELOPMENT

:tn  
*Attachments*

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



 <p>City of Burnaby</p>	<p>PLANNING AND DEVELOPMENT DEPARTMENT</p>
<p>Date: JUL 15 2022</p>	<p>REZONING REFERENCE #22-23 5825 SUNSET STREET</p> <p> Subject Site</p>
<p>scale: 1:1,000</p>	
<p>Drawn By: JS</p>	

Sketch #1

July 8, 2022

(1 page)

**City of Burnaby  
Planning Department  
4949 Canada Way  
Burnaby, BC V5G 1M2**

**Attention: Shawn M. Natrasony, Development Planner**

Dear Mr. Natrasony,

**RE: LETTER OF INTENT - PROPOSED REZONING 5825 Sunset Street**

LOT A, D.L. 80, GROUP 1, N.W.D., PLAN BCP  
PID 027-619-516

As authorized agent for the property Owner, Denis Turco Architect Inc. (DTA) is pleased to submit the application enclosed herein to rezone the property located at 5825 Sunset Street from the **P5 Community Institutional/ RM2 Multiple Family Residential District** to the **Comprehensive Development District (based on P5 and RM3r)** to:

- (1) Allow for the addition of a third storey to the existing building to provide 6 additional non-market rental suites, along with ancillary uses and internal infill;
- (2) Increase to a density of 1.9 FAR.

The addition will complement and respect the existing and proposed context, while remaining sensitive to the Owner's needs.

Please find the required forms and documentation enclosed with this letter. We look forward to working with the Planning Department on this rezoning application.

Yours Truly,

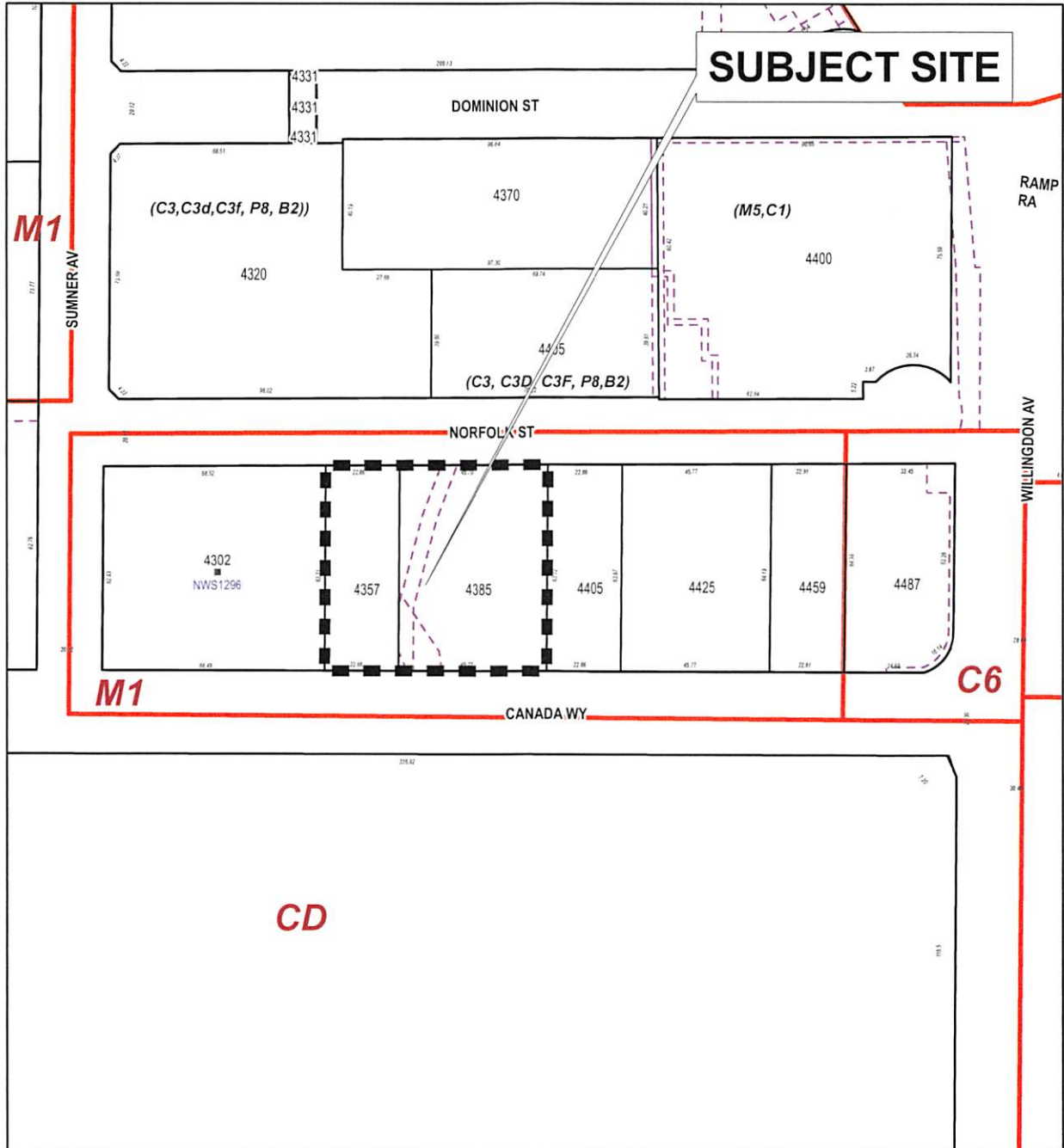
**DENIS TURCO ARCHITECT INC.**






Per: Denis Turco, Architect AIBC

Encls:





	<p>PLANNING AND DEVELOPMENT DEPARTMENT</p> 
<p>Date: AUG 15 2022</p>	<p><b>REZONING REFERENCE #22-25</b> <b>4357 AND 4385 CANADA WAY</b></p> <p> Subject Site</p>
<p>scale: 1:2,000</p>	
<p>Drawn By: JS</p>	

# BÜRO47architecture inc

4777 Delta Street  
Delta BC V4K 1V7

August 4, 2022

Revised September 14, 2022

## **CD Rezoning Application - Letter of Intent**

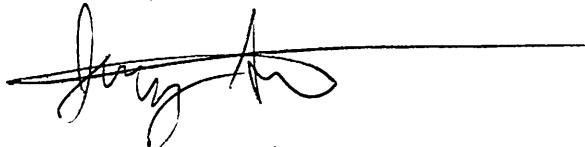
Re: Canada Way Mixed-use Industrial / Commercial  
4357 & 4385 Canada Way, Burnaby, BC, V5G 1J3

To: City of Burnaby  
Planning and Development Department  
Attn: Lisa Scott,

This proposal entails the consolidation of 2 industrial properties and a CD Rezoning of the resultant lot from M1 Manufacturing to a new CD District that can support a 6-storey building, that would primarily host a variety of industrial uses, but also include some office use and a minor commercial component through 3 underlying districts: M2 General Industrial, M5 Light Industrial, and C1 Neighbourhood Commercial.

If you have any questions or comments, please do not hesitate to contact me directly at the phone number(s) or email address noted in my signature below.

Sincerely,

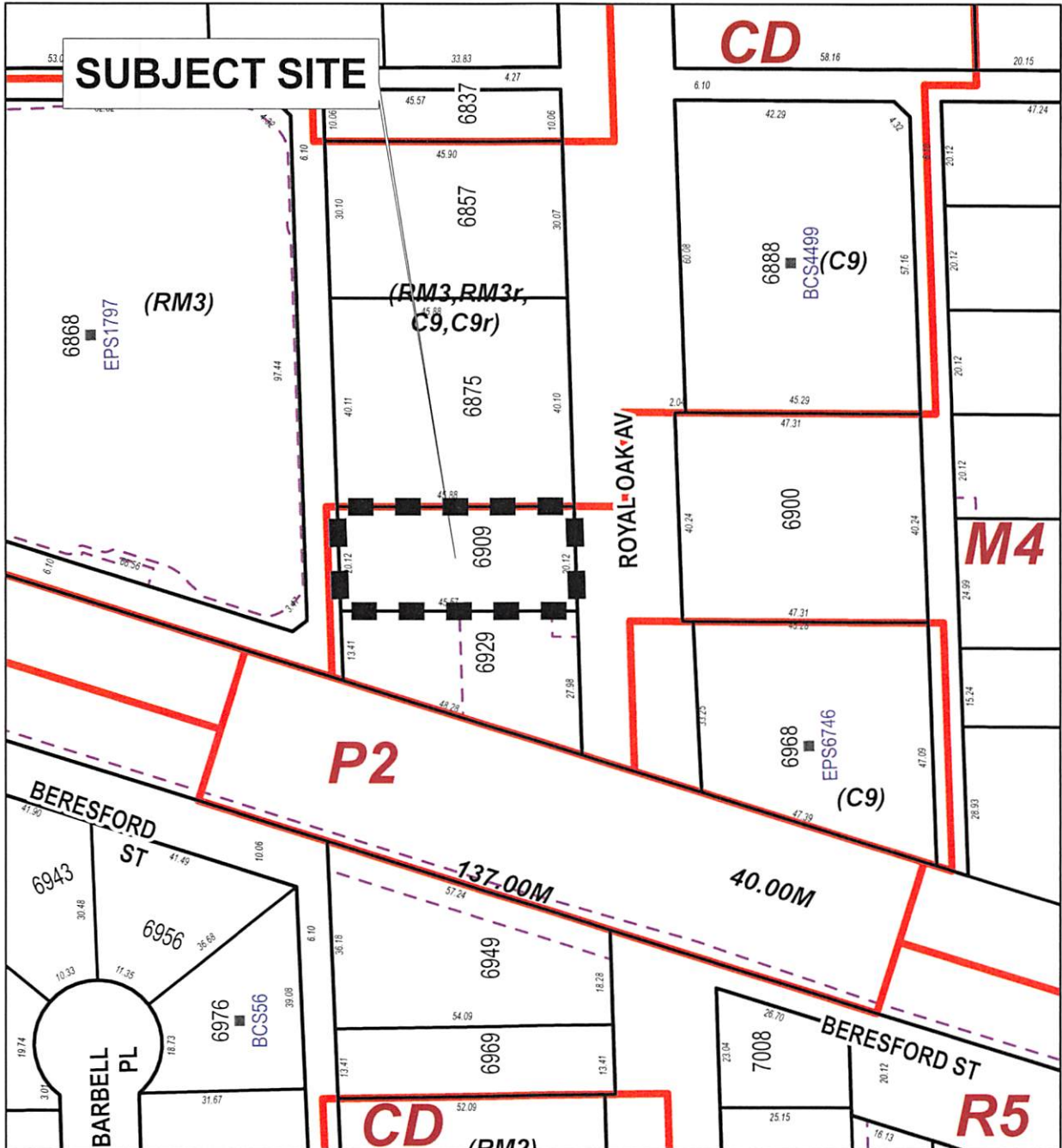



**Jeremy Stam** Architect AIBC  
Project Manager | **BÜRO47architecture inc**

t 604 943 1213

c 604 362 1023

e [jeremy@BURO47.com](mailto:jeremy@BURO47.com)




  
 City of Burnaby


Date: AUG 23 2022

scale: 1:1,250

Drawn By: JS

PLANNING AND DEVELOPMENT DEPARTMENT

**REZONING REFERENCE #22-27**  
**6909 ROYAL OAK AVENUE**

 Subject Site

Wojciech Grzybowicz Arch.  
Saturnin Architecture  
10W 11<sup>th</sup> Avenue  
Vancouver, BC, V5Y 1S5  
Phone: 604 880 4598

Date: Aug. 24, 2022

Ed Kozak, General Manager  
City of Burnaby Planning and Building Department  
4949 Canada Way  
Burnaby, BC V5G 1M2

**Re: Rezoning Letter of Intent  
6909 Royal Oak Avenue, Burnaby, BC  
Royal Oak Plan Area**

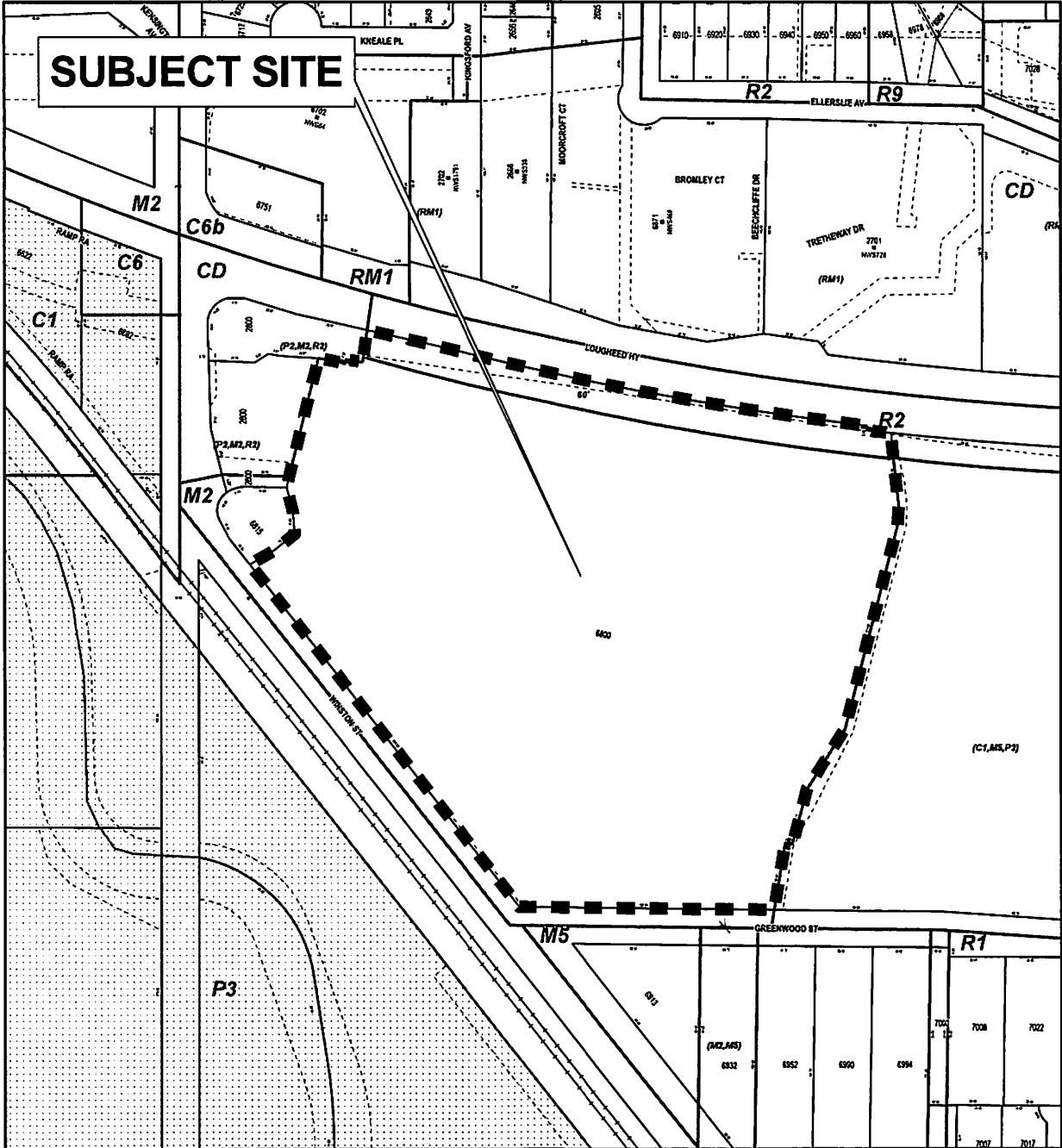
I, Wojciech Grzybowicz, Arch., have submitted this application to rezone 6909 Royal Oak Avenue, Burnaby, BC from the M4 Special Industrial District to the CD Comprehensive Development District (based on the C9 Urban Village District). The intent of this rezoning application is to develop a proposing a one-storey commercial building with surface parking and a loading bay accessible from the lane.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely



Wojciech Grzybowicz Arch.  
Saturnin Architecture



PLANNING AND DEVELOPMENT DEPARTMENT



Date: AUG 24 2022

scale: 1:3,500

Drawn By: JS

**REZONING REFERENCE #22-28  
6800 LOUGHEED HIGHWAY**

 Subject Site



Eric Hughes, Vice President, Development  
Peterson, on behalf of Sperling LP  
1701-1166 Alberni Street  
Vancouver, BC, V6E 3Z3  
Phone: 604-688-4885  
Email: EricH@PetersonBC.com

August 15<sup>th</sup>, 2022

City of Burnaby Planning and Development Department  
Attn: E.W. Kozak, General Manager  
4949 Canada Way  
Burnaby, BC V5G 1M2

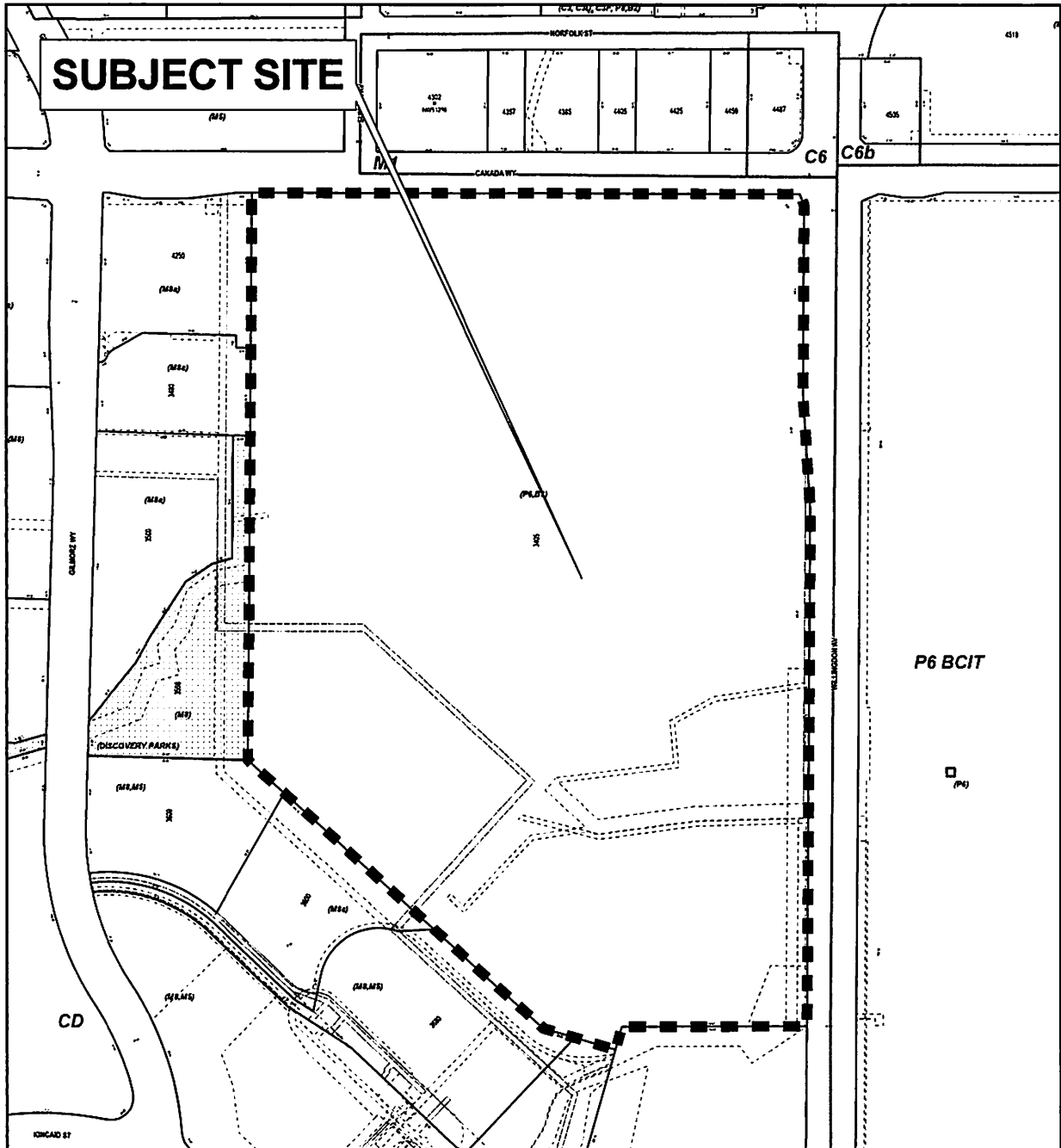
Re: Rezoning Letter of Intent  
6800 Lougheed  
Bainbridge Urban Village Development Plan

I, Eric Hughes, on behalf of Sperling LP, have submitted this application to rezone 6800 Lougheed from the current M2 General Industrial and R2 Residential District to the CD Comprehensive Development District to permit the installation of a mixed-use commercial and mid-rise residential development.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this application. If you have any further questions regarding this rezoning application, please feel free to contact me.

A handwritten signature in black ink, appearing to read "Eric Hughes", written over a horizontal line.

Eric Hughes, Vice President, Development  
Peterson, on behalf of Sperling LP



**SUBJECT SITE**



PLANNING AND DEVELOPMENT DEPARTMENT



Date: AUG 24 2022

scale: 1:4,000

Drawn By: JS

**REZONING REFERENCE #22-29  
6800 LOUGHEED HIGHWAY**

 Subject Site



89 W GEORGIA STREET T 604.899.5398  
 VANCOUVER, BC F 604.899.5399  
 CANADA V6B 0N8 AQUILINI.COM

**Edward W. Kozak, General Manager Planning and Development**  
 4949 Canada Way, Burnaby BC V5G 1M2

Letter of Intent  
 3405 Willingdon Avenue, Burnaby

August 24, 2022

ADC Management LP, on behalf of Willingdon Developments (AQ/MIB/TWN), a partnership between the Musqueam Indian Band, the Tsleil-Waututh Nation and Aquilini Development (“the Partnership”) submits this rezoning application to rezone the subject site at 3405 Willingdon Avenue from the CD Comprehensive Development District (based on the P6 Regional Institutional District and B2 Urban Office District) to an amended CD Comprehensive Development District (based on the RM5 and RM5r Multiple-Family Residential Districts) in accordance with the draft Willingdon Lands Master Plan.

Since time immemorial the Musqueam and Tsleil-Waututh First Nations have had a long tradition of working together as family and community. The Partnership, established in 2014, expands the Nations’ economic base and land holdings to generate jobs, economic development, and prosperity for current and future generations within their traditional territories. The joint vision between these families establishes cooperation, partnership, and benefits for all groups involved, and sets a stable foundation for the next generation. Together, the Partnership is working to transform the existing property into a connected and diverse community that strives towards a sustainable, resilient future and includes housing, jobs, cultural revitalization, and community.

The intent of this site-specific rezoning is to advance the Phase 1 portion of the site, which proposes three residential buildings comprised of the following:

- 6-storey wood-frame non-market rental building (Building 1A)
- 20-storey concrete market leasehold strata building (Building 1B)
- 14-storey concrete market rental building with 8 storey concrete market rental podium (Building 1C)

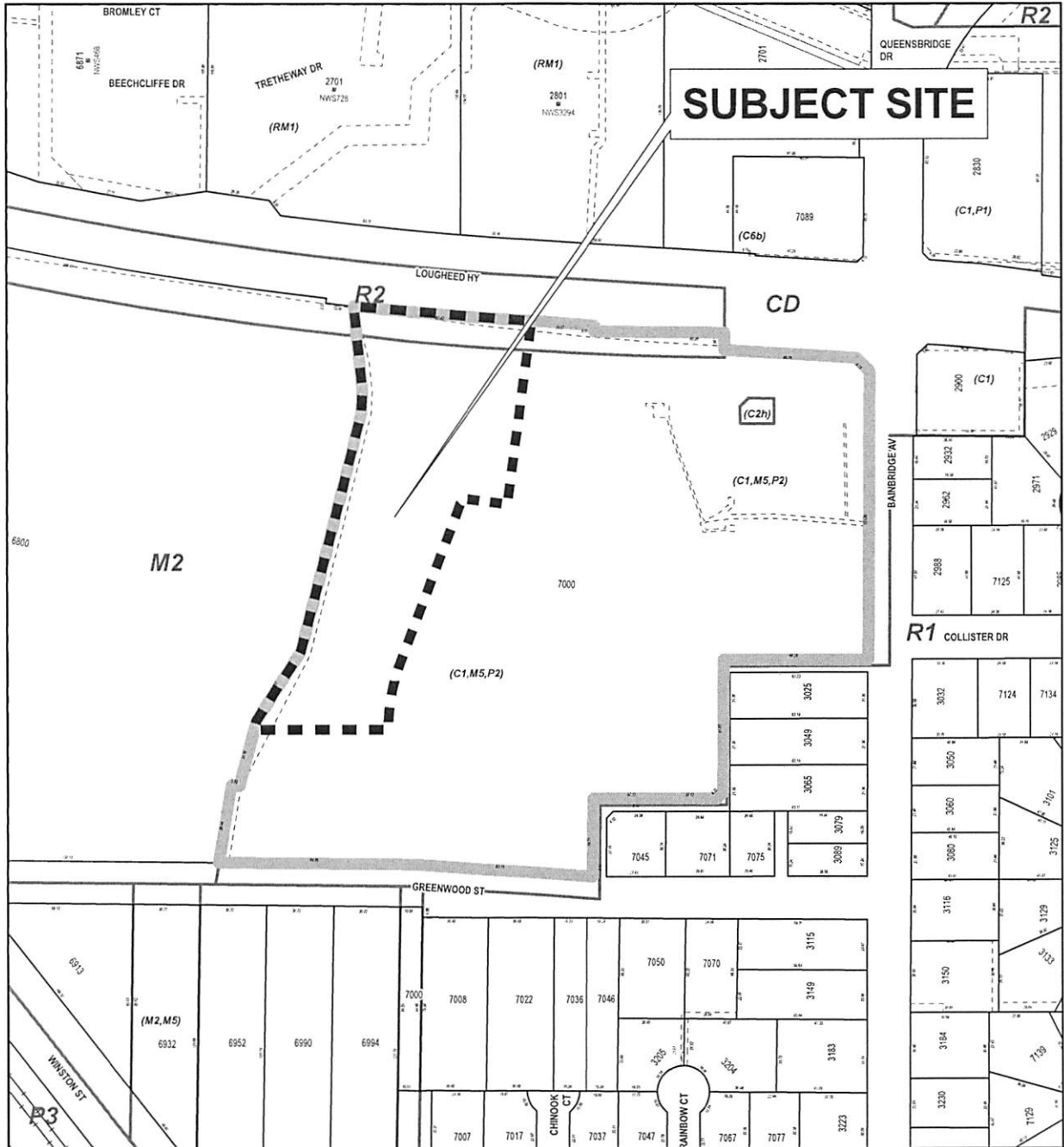
We look forward to working with the City of Burnaby toward the completion of this rezoning application

Yours truly,

ADC Management LP

**Graeme Clendenan**  
 Director – Development





PLANNING AND DEVELOPMENT DEPARTMENT




Date: AUG 25 2022

scale: 1:3,000

Drawn By: JS

**REZONING REFERENCE #22-32  
PORTION OF 7000 LOUGHEED HIGHWAY**

 Subject Site

 Overall Master Plan Site

# CREATE

August 24, 2022

Mr. E.W. Kozak, General Manager  
City of Burnaby Planning and Development Department  
4949 Canada Way  
Burnaby, BC V5G 1M2

Dear Mr. Kozak,

**RE: Rezoning Letter of Intent  
PH1 of Burnaby Lake Heights Urban Village (7000 Lougheed Highway, Burnaby)  
Bainbridge Urban Village Community Plan**

Create Urban Development Corp. (CUDC), on behalf of 7000 Lougheed Limited Partnership (1324131 B.C. LTD., INC.NO. BC1324131), is pleased to submit this rezoning application for the above noted property which forms the first site-specific phase of development of Master Plan rezoning application #22-15. The application is to rezone the subject property from the current CD, R2, C1, C2h, M5 and P2 Districts to the amended Comprehensive Development (CD) District based on the Bainbridge Urban Village Community Plan.

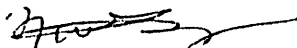
The proposal contemplates two mid-rise residential buildings supporting non-market and market housing, live-work commercial uses, and community amenity open spaces. This redevelopment plan represents an intentional curation of urban design, public realm and architecture that implements the vision of the Master Plan and Bainbridge Community Plan.

Please find enclosed the Rezoning Application Form, a current State of Title Search, Agent Authorization Form and Rezoning application fee payment via cheque.

We are thrilled to initiate the site-specific development process of 7000 Lougheed and continue to look forward to working with the City of Burnaby to make our vision of the Burnaby Lake Heights community a reality.

Should you require further information regarding this application, do not hesitate to contact the undersigned.

Yours truly,



Nicole Yang  
Senior Development Manager

Encls.