

TO: MAYOR & COUNCILLORS
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 February 12, 2024, be received for information.

EXECUTIVE SUMMARY

The following report introduces the current series of rezoning applications received from August 24 and as of December 13, 2023. In total two (2) 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 reports on Council's agenda. In total two (2) rezoning applications are being advanced under this report.

3.0 GENERAL INFORMATION

3.1 REZ #23-22

Applicant: Five Star Permits
Attn: Cy Atkinson
637 Lakeside Court
Oliver, BC V0H 1T4

Address: 4567 Canada Way
016-132-815
Lot 2 District Lot 70 Group 1 New Westminster District Plan 85716
(see **Attachment 1** - Sketch #1 and Letter of Intent)

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

To: Amended Comprehensive Development (based on the M5 light Industrial District)

Size: The irregular shaped lot has an area of approximately 15,250.00 m².

Purpose: The purpose of the proposed rezoning bylaw amendment is to facilitate the installation of two new BCAA skysigns on the north and south elevations of an existing building on site. As part of the subject rezoning, the existing skysigns on the east and west elevations would be removed.

3.2 REZ #23-23

Applicant: AviSina Developments Inc.
200 – 3787 Canada Way
Burnaby, BC V5G 1G5
Attention: Michael Kenchington

Addresses: 3300 Boundary Road and 3718, 3732, 3744, 3790 Canada Way
(see **Attachment 2** - Schedule A, Sketches #1 and #2, Letter of Intent)

From: C2 Community Commercial District:
3300 Boundary Road and 3718, 3732, 3744 Canada Way:

Comprehensive Development District (based on C2 Community Commercial District): 3790 Canada Way

To: Comprehensive Development District (based on RM3 Multiple Family District, RM3r Multiple Family District, C2 Community Commercial District, and Broadview Community Plan as guidelines)

Size: The site is largely rectangular in shape with a total area of approximately 8,948.89 m² (96,325 sq. ft.), subject to legal survey.

Purpose: The purpose of the proposed rezoning for the subject site on the south side of Canada Way is to permit the construction of a mixed-use multiple-family development with ground-oriented commercial uses. As outlined in the report to the Planning and Development Committee on November 8, 2023, density from a nearby proposed development site on the north side of Canada Way, at 3819 and 3841 Canada Way (REZ #21-33), is proposed to be transferred to the subject site on the south side of Canada Way. On November 20, 2023, Council authorized staff to accept the subject rezoning application and to consider the transfer of density between the development site at 3819 and 3841 Canada Way and the subject site. The table below is an approximation of proposed density transfer between the two sites at this time, though the exact amount of density to be transferred will be determined through the specific rezoning applications, and detailed in a future report to Council. The total proposed density generated across the two development sites will be the same as or less than the maximum density permitted in the RM3, RM3r, and C2 Districts.

Zoning District	Density (FAR)	REZ#21-33 GFA (m ²)	REZ#23-23 GFA (m ²)	Total GFA
RM3r Rental Non-Market	0.22	2,976.43	0	2,976.43
RM3r Rental (1:1 CMHC Median and Market)	0.88	9,261.36	2,643.99	11,905.35
RM3 Market	1.10	0	14,881.79	14,881.79
RM3 Offset	0.55	0	7,440.9	7,440.9
C2 (Commercial and Market Rental)	1.30	2,964.41	14,623.18	17,587.59
Total GFA		15,202.2	39,589.87	54,792.07
Site FAR		3.32	4.42	4.05

As noted in the November 8, 2023 report to the Planning and Development Committee, an amendment to the Broadview Community Plan will be required in order to permit mixed-use

development on the entire site (mixed-use is currently permitted only on the east portion of 3790 Canada, (see **Attachment 2: Sketch #2**), as well as, to accommodate the density transfer and the resultant higher building forms that are proposed to step up towards Boundary Road (maximum heights anticipated to be approximately 10 to 12 storeys on the west portion of the site). If supported, the proposed plan amendment would take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

In future reports to Council for Rez #23-22 and Rez #23-23, the City will send a notice at least 10 days in advance of First Reading to those properties that are within a 30 m (100 ft.) radius of the property. Notices will also be published on the City’s website and distributed as part of the city’s online newsletter. Signs regarding the proposals will also be posted on the site. In addition, because an amendment to the Broadview Community Plan is required for REZ #23-23, the City will, prior to sending a future report to Council, post information regarding the amendment on the City’s website, distribute the information as part of the city’s online newsletter, and send notifications to nearby neighbours within and adjacent to the Broadview Plan area. Input received on the proposed amendment will be included in the future report to Council.

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 23-22: Sketch 1 and Letter of Intent
- Attachment 2 – REZ 23-23: Sketches #1 and #2, Letter of Intent and Schedule A

REPORT CONTRIBUTORS

This report was reviewed by Ian Wasson, Senior Development Planner and Jesse Dill, Director Development.