

TO: MAYOR & COUNCILLORS

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: SU: NEW REZONING APPLICATIONS SERIES

PURPOSE: To submit a new rezoning application for Council's information.

RECOMMENDATION

THAT the report titled "SU: New Rezoning Applications Series" dated October 7, 2024, be received for information.

EXECUTIVE SUMMARY

The following report introduces the current series of rezoning applications received from June 19, 2024 to August 21, 2024. One rezoning application is being advanced as part of this report, with the recommendation that it be received for information.

1.0 POLICY SECTION

The proposed rezoning application aligns 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 rezoning applications to Council every two 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, one rezoning application is being advanced under this report.

3.0 GENERAL INFORMATION

3.1 REZONING REFERENCE #24-19

- Applicant:** NSDA Architects
201-134 Abbott Street,
Vancouver, BC V6B 2K4
As agent for and on behalf of:
City of Burnaby

Attention: Brian Dust, NSDA Architects

- Address:** 7409 Halifax Street
PID: 002-669-501
Lot 435 District Lots 137 and 138 of Group 1 New Westminster
District Plan 54890
(see **Attachment 1** - Sketch #1 and Letter of Intent)

- From:** A2 Small Holdings District
“Municipal Development Site” in Montecito Urban Village Plan

- To:** CD Comprehensive Development District (based on RM4 Multiple
Family Residential District, RM4r Multiple Family Residential
Districts, and P5 Community Institutional District)

- Size:** The site area is approximately 9,259.89 m² (subject to survey)

- Purpose:** The purpose of the proposed rezoning bylaw is to permit the
development of approximately 441 units of non-market housing
and a child care facility on the City-owned subject property.

RECOMMENDATION:

THAT Council receive this report for information.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

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.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this proposal.

Respectfully submitted,

E. W. Kozak, General Manager Planning and Development

ATTACHMENT

Attachment – REZ #24-19: Sketch 1 and Letter of Intent

REPORT CONTRIBUTORS

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