



Item .....
Meeting.....2015 Mar 30

## COUNCIL REPORT

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**TO:** CITY MANAGER **DATE:** 2015 March 25

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 49500 01  
*Reference: Rez Series*

**SUBJECT: REZONING APPLICATIONS**

**PURPOSE:** To submit the current series of new rezoning applications for the information of Council.

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The location of the sites under the current series of rezoning applications is shown on the *attached* Sketch. Council consideration of the recommendations contained within the individual reports is requested. A short form notation of the report recommendations are also outlined below for the convenience of Council.

**Item #01** Application for the rezoning of:  
**Rez #15-03** Lot 18, DL 211, Grp 1, NWD Plan BCP 45523

**From:** CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)

**To:** Amended CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Official Community Plan guidelines)

**Address:** 8850 University Crescent

**Purpose:** To permit the development of a high-rise residential tower adjoining a mid-rise residential building.

### RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

**Item #02**      Application for the Rezoning of:  
**Rez #15-04**    Lot 7, 8, 9, 10, DL 127, Grp 1, Plan NWD 4953

**From:**        C2 Community Commercial District

**To:**            CD Comprehensive Development District (based on C2 Community Commercial District, RM3 Multiple Family Residential District and the Apartment Study 'B' as guidelines)

**Address:**    5521, 5523, 5525 (Lots 9 and 10) Hastings Street

**Purpose:**      To permit the construction of a four-storey mixed use development.

#### **RECOMMENDATION**

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

**Item #03**        Application for the rezoning of:  
**Rez #15-05**    Lot 1, DL's 123 and 124, Group 1, NWD Plan EPP31990 – Except Plan EPP40171

**From:**        CD Comprehensive Development District (based on C3, C3a General Commercial Districts; P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential Districts)

**To:**            Amended CD Comprehensive Development District (based on C3 General Commercial District; RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan)

**Address:**    Ptn 4567 Lougheed Highway

**Purpose:**      To permit construction of the first residential high-rise apartment building within Phase III of the Brentwood site redevelopment.

#### **RECOMMENDATION**

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

**Item #04**      Application for the Rezoning of:  
**Rez #15-06**    Lot 1, DL's 123 and 124, Group 1, NWD Plan EPP40171

**From:**        CD Comprehensive Development District (based on C1/C3a General Commercial District, P2 Administration and Assembly District, RM4s/RM5s Multiple Family Residential District and the Brentwood Town Centre as guidelines)

**To:**            Amended CD Comprehensive Development District (based on C3/C3f General Commercial District and the Brentwood Town Centre as guidelines)

**Address:**    CRU 012-11/022-08 4501 Lougheed Highway

**Purpose:**      To permit a liquor primary establishment on the subject site.

#### **RECOMMENDATION**

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

**Item #05**        Application for the Rezoning of:  
**Rez #15-08**    Lot 23, Blk 5, DL 121, Grp 1, NWD Plan 1054, Lot 22, Blk 5, DL 121, Grp 1, NWD Plan 1054, Lot 1, DL 121, Grp 1, NWD Plan BCP 9423

**From:**        C8a Urban Village Commercial District

**To:**            CD Comprehensive Development District (based on C8a Urban Village Commercial District and the Heights Community Plan guidelines)

**Address:**    4453/63/75 Hastings Street

**Purpose:**      To permit the construction of a four-storey mixed-use building.

#### **RECOMMENDATION**

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

**Item #06**      Application for the Rezoning of:  
**Rez #15-09**    Lot B, exc: part plan BCP10235, DL 6, Grp 1 NWD Plan BCP10047

**From:**        CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Lougheed Town Centre Plan guidelines)

**To:**            Amended CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Lougheed Town Centre Plan guidelines)

**Address:**    9789 Cameron Street

**Purpose:**      To permit the development of an infill townhouse project on a phased basis.

#### **RECOMMENDATION**

1. **THAT** Council reject this rezoning request.

**Item #07**      Application for the Rezoning of:  
**Rez #15-10**    Lot 1, DL 28, Group NWD Plan 6655; Lot 3, DL 28, Group 1, NWD Plan 6655; Lot 4, DL 28, Group 1, NWD Plan 6655; Lot A, DL 28, Group 1, NWD Plan LMP 34165

**From:**        C4 Service Commercial District and R5 Residential District

**To:**            CD Comprehensive Development District (based on C9 Urban Village Commercial District and the Sixth Street Community Plan as guidelines)

**Address:**    7911/15/23 Edmonds Street and 7908 Wedgewood Street

**Purpose:**      To permit the construction of a four-storey mixed-use commercial/residential development.

#### **RECOMMENDATIONS**

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 4.2 of this report, and subject to the applicant pursuing the rezoning proposal to completion.

**Item #08**      Application for the Rezoning of:  
**Rez #15-11**    Lot 130, DL 32, Group 1, NWD Plan 36641 and Lot 1, DL 32, Group 1, NWD  
                    Plan LMP 8

**From:**        CD Comprehensive Development District (based on RM5s Multiple Family  
                    Residential District)

**To:**            Amended CD Comprehensive Development District (based on RM5s Multiple  
                    Family Residential District and the Metrotown Development Plan as guidelines)

**Address:**    4769 Hazel Street and 4758 Grange Street

**Purpose:**      To permit an in-fill market rental apartment building within an existing multiple-  
                    family residential development.

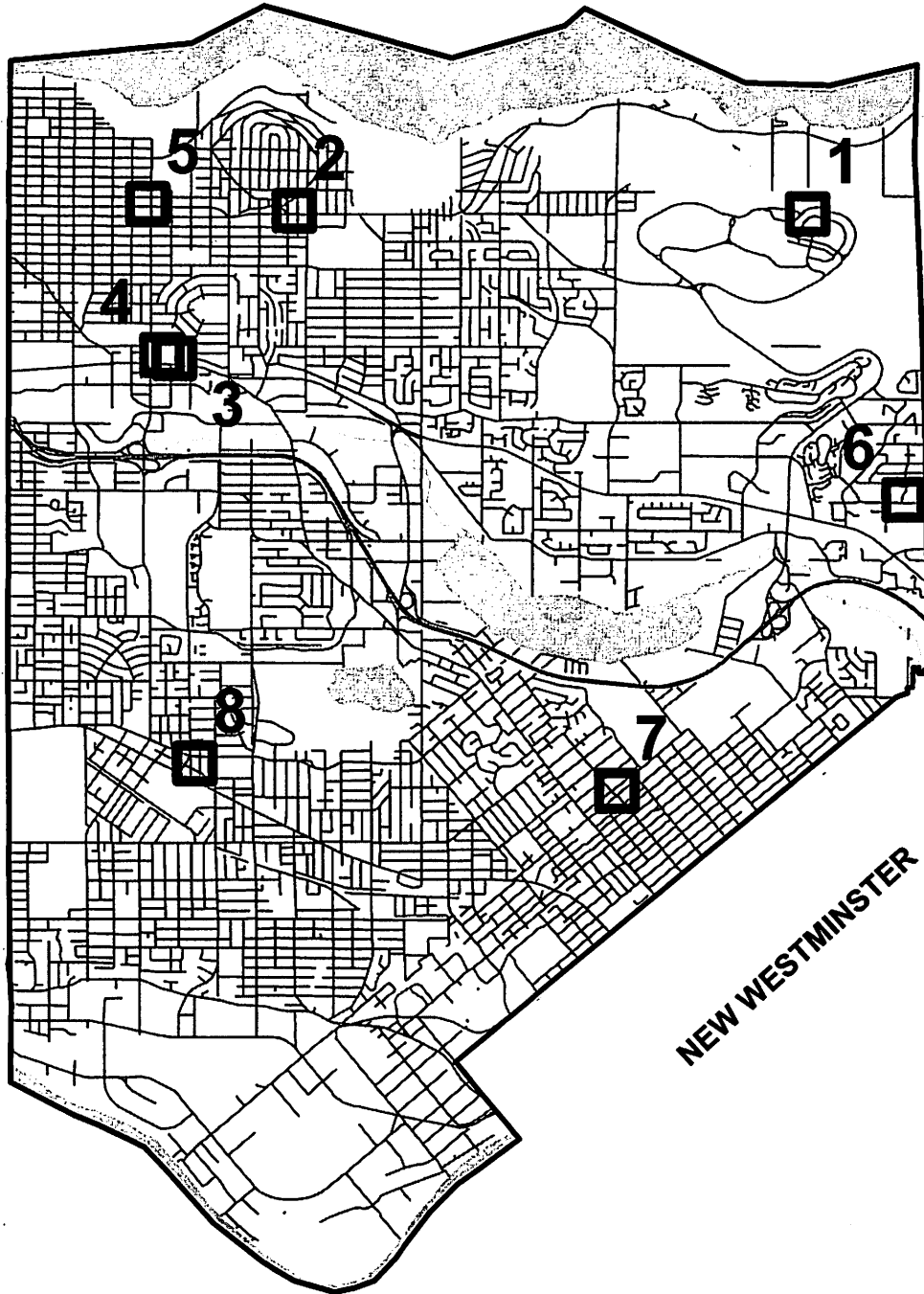
#### **RECOMMENDATION**

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

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***Attachments***

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:  
MARCH 23 2015

SCALE:  
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DRAWN BY:  
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REZONING SERIES - 2015 MARCH