



Item
Meeting2015 September 28

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 September 23

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.

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 #15-30 Lot 21, DL 124, Group 1, NWD Plan 3343

From: M2 General Industrial District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)

Address: 2242 Alpha Avenue

Purpose: To permit the construction of a multi-family residential building with above and below grade structured parking.

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 #15-31 Lot 126, DL 124, Group 1, NWD Plan 48051

From: M2 General Industrial District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)

Address: 2425 Beta Avenue

Purpose: To permit construction of a multi-phased high-rise residential development with above and below grade structured parking.

RECOMMENDATIONS

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.4 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** the sale be approved in principle of City-owned road right-of-way for inclusion within the subject development site in accordance with the terms outlined in Section 4.4 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **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 #15-32 Parcel "C" (Explanatory Plan 28705), Lot 14, DL 68, Group 1, NWD Plan 12188

From: RM2 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District)

Address: 3846 Sunset Street

Purpose: To permit the installation of a rooftop antenna facility and an at-grade equipment compound.

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 #15-33 Parcel 1, DL 71 and 72, Group 1, NWD Plan BCP33657

From: CD Comprehensive Development District (based on P6 Regional Institutional District), P6 Regional Institutional District

To: Amended CD Comprehensive Development District (based on P6 Regional Institutional District), P6 Regional Institutional District

Address: **3700 Willingdon Avenue**

Purpose: To permit the establishment of a Comprehensive Sign Plan (CSP) in order to enable future signage opportunities for the BCIT main campus.

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 #15-34 Lot 1, DL 70, Group 1, NWD Plan BCP21069

From: CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District)

To: Amended CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District)

Address: **4331 Dominion Street**

Purpose: To permit the construction of a new restaurant patio.

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** a copy of this report be sent to Brad Desmarais, Vice President, Casino and Community Gaming, British Columbia Lottery Corporation, 74 West Seymour Street, Kamloops, BC, V2C 1E2.

Item #06 Application for the Rezoning of:
Rez #15-35 Lot 3, DL 118, Group 1, NWD Plan 76093 Except Plans LMP30514 & BCP51462; Lot 2 Except: Part Dedicated Road On Plan LMP2986, DL 118, Group 1, NWD Plan 76093

From: CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District)

Address: 3700 and 3880 Henning Drive

Purpose: To amend the existing CD zoning to permit a multi-phased expansion of Bridge Studios.

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 #07 Application for the Rezoning of:
Rez #15-36 Lot 63, DL 98, Group 1, NWD Plan 24504

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines)

Address: 5177 Sidley Street

Purpose: To permit construction of an infill townhouse development with enclosed parking at grade.

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** copies of this report be sent to the owners of 5167 and 5191 Sidley Street which, along with the subject property, are outlined for inclusion in a potential larger site assembly in the Royal Oak Community Plan area.

Item #08 Application for the rezoning of:
Rez #15-37 Lot 54, DL 95, Group 1, NWD Plan 1152, Strata Lots 1 and 2, DL 95, Group 1, NWD Strata Plan NW2078 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lots As Shown On Form 1

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and the Edmonds Town Centre Plan as guidelines)

Address: 7141 and 7145 Seventeenth Avenue

Purpose: To permit the construction of a townhouse development.

RECOMMENDATIONS

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** the sale be approved in principle of City-owned lane right-of-way for inclusion within the subject development site in accordance with the terms outlined in Section 4.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.

3. **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 #09 Application for the Rezoning of:
Rez #15-38 Lot A, DL 79, Group 1, NWD Plan 68764

From: CD Comprehensive Development District (based on P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District)

Address: 6540 Thomas Street

Purpose: To permit the addition of an elevator lobby and entrance to the front of the Scandinavian Community Centre.

RECOMMENDATION

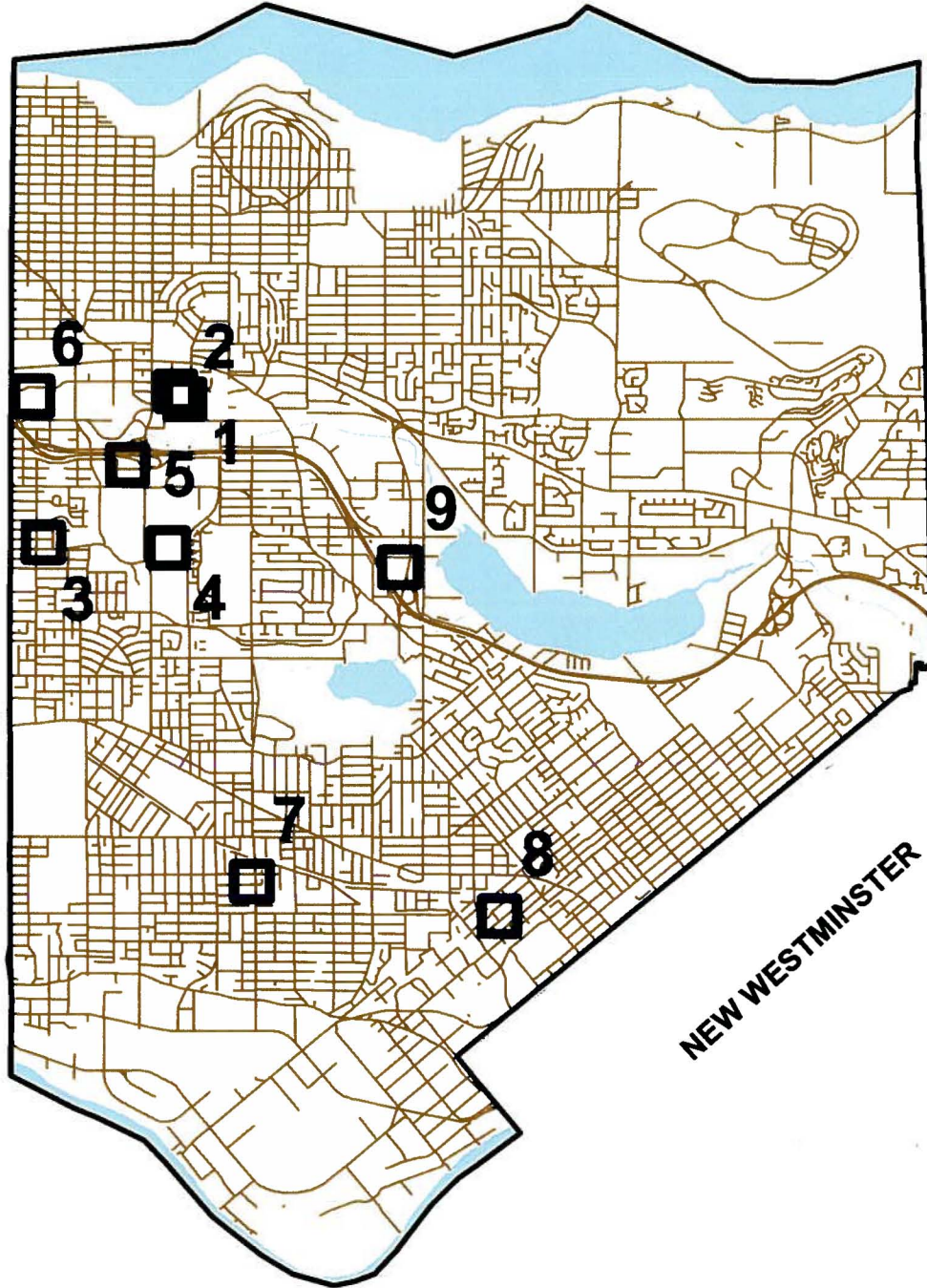
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.


Lou Pelletier, Director
PLANNING AND BUILDING

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Attachments

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:
SEP 21 2015

SCALE:
1:75,000

DRAWN BY:
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REZONING SERIES - 2015 SEPTEMBER