



Item
Meeting 2015 November 23

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 November 18

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 #15-26 Schedule A (*attached*)

From: RM3 Multiple Family Residential District and CD Comprehensive Development District (based on RM3 Multiple Family Residential District)

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

Address: 6668, 6688, 6710/6712, 6730 Dunblane Avenue and 6661, 6687, 6709 Marlborough Avenue

Purpose: To permit the construction of a single high-rise apartment building with townhouses fronting Dunblane and Marlborough Avenues.

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 #15-40 Lot 6 Except: Part Subdivided By Plan 40102 Of DL 125, Group 1, NWD Plan 12069; Lot 7 Except: Part Subdivided By Plan 40102 Of DL 125, Group 1, NWD Plan 12069; Lot 1 Except: Parcel "A" (Explanatory Plan 9289), DL 125, Group 1, NWD Plan 5139

From: M2 General Industrial District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C1 Neighbourhood Commercial District and Brentwood Town Centre Development Plan as guidelines)

Address: 2360/2390 Douglas Road and 5343 Goring Street

Purpose: To permit the construction of two high-rise residential apartment buildings and townhouse or live/work units with below grade and above grade 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 #03 Application for the rezoning of:
Rez #15-41 Lot 1, Block 15, DL 116, NWD Plan 1236

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines)

Address: 3810 Pender Street

Purpose: To permit the construction of a multi-family 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 #04 Application for the Rezoning of:
Rez #15-42 Lot 2, DL 71, Group 1, NWD Plan LMP31089

From: CD Comprehensive Development District (based on M8 Advanced Technology District)

To: Amended CD Comprehensive Development District (based on M8a Advanced Technology District and Discovery Place Community Plan guidelines)

Address: **3500 Gilmore Way**

Purpose: To permit high technology, business and professional office uses.

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 #15-43 Lot 2, DL 71, Group 1, NWD Plan LMP21978

From: CD Comprehensive Development District (based on M8 Advanced Technology District)

To: Amended CD Comprehensive Development District (based on M8a Advanced Technology District and Discovery Place Community Plan guidelines)

Address: **3650 Gilmore Way**

Purpose: To permit high technology, business and professional office uses.

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 #15-44 Common Property Strata Plan BCS4270

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

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District, P2 Administration and Assembly District and Big Bend Development Plan guidelines)

Address: 4300 North Fraser Way

Purpose: To permit the installation of a 20 m (65.62 ft.) shrouded monopole antenna with accessory equipment.

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 #15-45 Lot "E", DL 157, Group 1, NWD Plan 17955

From: R2 Residential District

To: R2a Residential District

Address: 4736 Rumble Street

Purpose: To permit a residential development with a total gross floor area beyond that permitted under the current R2 Residential District zoning.

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 #08 Application for the rezoning of:
Rez #15-46 Lot 23, Block 3, DL 13, Group 1, NWD Plan 3046

From: R3 Residential District

To: R3a Residential District

Address: **8526 Eleventh Avenue**

Purpose: To permit a residential development with a total gross floor area beyond that permitted under the current R3 Residential District zoning.

RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized 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 #15-47 Lot "A", Block 8, DL 28, Group 1, NWD Plan 627; Lot 9, Block 8, DL 28, Group 1, NWD Plan 627

From: C4 Service Commercial District and R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Sixth Street Area Plan as guidelines)

Address: **7477 Sixth Street and 7874 Seventeenth Avenue**

Purpose: To permit the construction of a multi-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

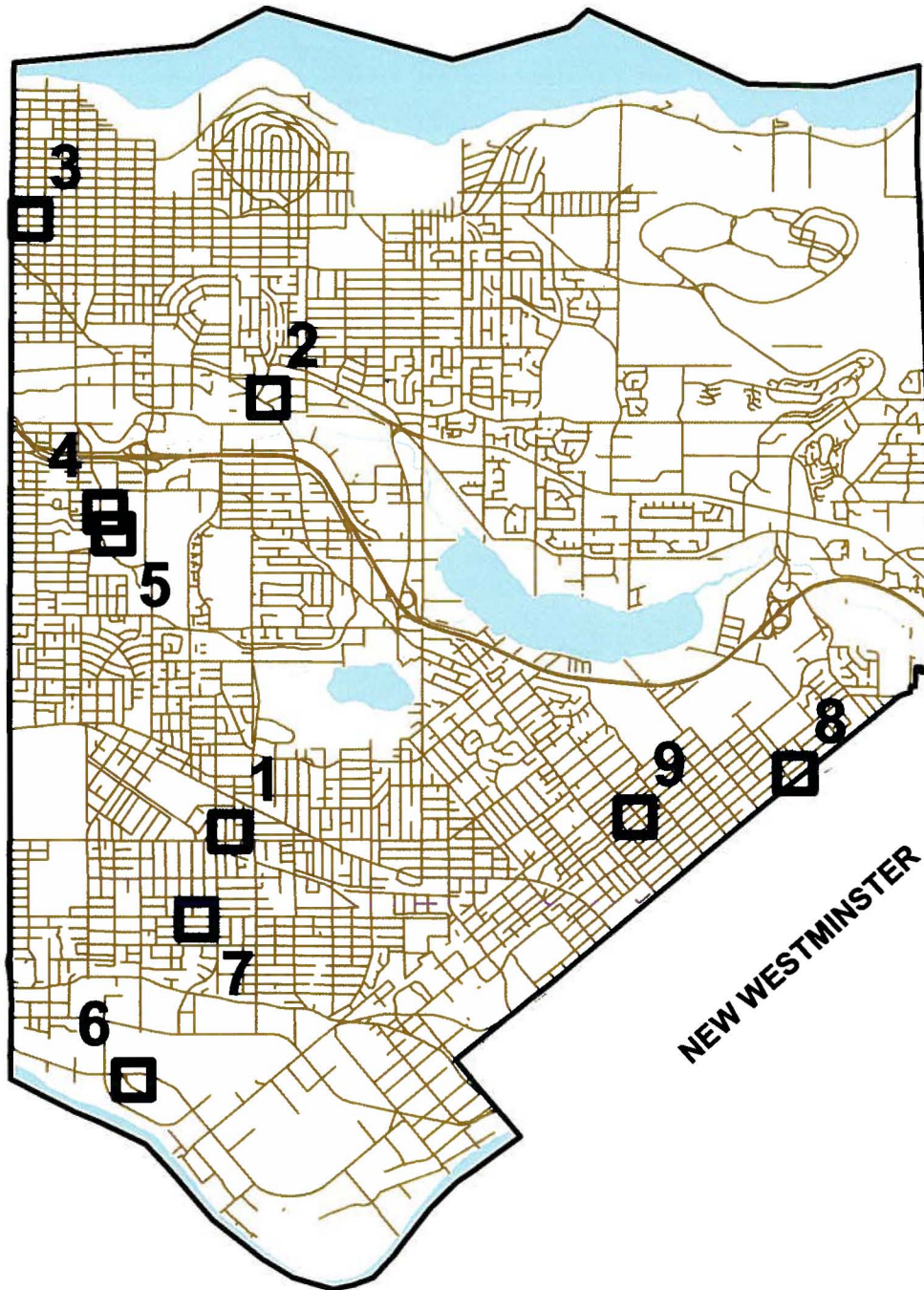
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REZONING REFERENCE #15-00026

SCHEDULE "A"

ADDRESS	LEGAL DESCRIPTION	PID
6668 Dunblane Avenue	Strata Lots' 1, 2, 3 & 4, DL 152, Group 1, NWD Strata Plan BCS936	026-045-877, 026-045-885, 026-045-893, 026-045-907
6688 Dunblane Avenue	Lot 20, DL 152, Group 1, NWD Plan 1292	003-085-872
6710 Dunblane Avenue	Strata Lot 1, DL 152, Group 1, NWD Strata Plan BCS52	025-473-107
6712 Dunblane Avenue	Strata Lot 2, DL 152, Group 1, NWD Strata Plan BCS52	025-473-115
6730 Dunblane Avenue	Lot 22, DL 152, Group 1, NWD Plan 1292	009-098-011
6661 Marlborough Avenue	Lot 8, DL 152, Group 1, NWD Plan 1292	002-667-410
6687 Marlborough Avenue	Lot 7, DL 152, Group 1, NWD Plan 1292	002-591-782
6709 Marlborough Avenue	Lot 6, DL 152, Group 1, NWD Plan 1292	012-059-978

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:
NOV 17 2015

SCALE:
1:75,000

DRAWN BY:
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REZONING SERIES - 2015 NOVEMBER