



Item
Meeting 2016 January 25

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 January 20

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 #14-27 Lot A, DL 53, Group 1, NWD Plan EPP53090

From: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Master Plan and Edmonds Town Centre Plan guidelines)

To: Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Master Plan and Edmonds Town Centre Plan guidelines)

Address: Portion of 7201 11th Avenue

Purpose: Permit the construction of a 4-5 storey non-market rental apartment building. The subject site forms part of the multi-phased development of the Southgate Master Plan.

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 #15-25 Lot 67, DL 53, Group 1, NWD Plan 33863

From: CD Comprehensive Development District (based on RM1 Multiple Family Residential District)

To: CD Comprehensive Development District (based on RM4 Multiple Family Residential District)

Address: 7121 Fourteenth Avenue

Purpose: Permit construction of a multiple family residential development with non-market affordable seniors' rental housing.

RECOMMENDATIONS

1. **THAT** the amendment of the designation of the site under the Edmonds Town Centre Plan, as outlined in Section 5.2 of this report, be approved to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.
2. **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 #15-49 Lot A, DL 152, Group 1, NWD Plan 7803, Lots 1 & 2, DL 152, Group 1, NWD Plan 7803; Lot 53, DL 152, Group 1, NWD Plan 35102

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C2 Community Commercial District and Metrotown Town Centre Plan guidelines)

Address: 6695 Dunblane Avenue and 4909, 4929, 4971 Imperial Street

Purpose: Permit construction of a multi-family residential tower with street-oriented townhouses fronting Dunblane Avenue and live/work units fronting Imperial Street.

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 #15-50 Lot 9, Block 14, DL 116, Group 1, NWD Plan 1236

From: RM6 Multiple Family Residential District

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

Address: 3980 Pender Street

Purpose: Permit construction of a four unit multi-family dwelling with parking at grade.

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 #15-51 Lot 10 Except: Part on Bylaw Plan 43361; DL 119, Group 1, NWD Plan 2855;
Lot 61, DL 119, Group 1, NWD Plan 43709; Lots 11 & 12, Block 10, DL 119,
Group 1, NWD Plan 2855

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District, C1 Neighbourhood Commercial Residential District and Brentwood Town Centre Development Plan guidelines)

Address: 2285 Willingdon, 4455, 4467, 4483 Juneau Street

Purpose: Permit the construction of a multi-family residential high-rise tower with ground oriented townhouses fronting Juneau Street.

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 #15-52 Lots 15-20, Block B, DL 95, Group 1, NWD Plan 1264

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Edmonds Town Centre Plan guidelines)

Address: 6921, 6931, 6939, 6947, 6957 and 6965 Arcola Street

Purpose: Permit the construction of a three-storey residential townhouse development with underground parking.

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 the owners of 6975, 6983, 6993 and 7035 Arcola Street.

Item #07 Application for the Rezoning of:
Rez #15-53 Lots 1-3, DL 149, Group 1, NWD Plan LMP37050; Lot B, DL 149, Group 1, NWD Plan 85664

From: CD Comprehensive Development District (based on P5 Community Institutional District)

To: Amended CD Comprehensive Development District (based on P5 Community Institutional District and RM3 Multiple Family Residential District)

Address: 4341, 4351 Rumble Street and 7451, 7557 Sussex Avenue

Purpose: Permit the development of non-market affordable seniors' rental housing.

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 #15-58 Lot 1, DL 153, Group 1, NWD Plan LMP40184

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and Metrotown Town Centre Development Plan guidelines)

Address: 4390 Grange Street

Purpose: Permit an expansion of the ground floor lobby amenity area and improve the exterior landscaping of the existing 28-storey rental apartment 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.

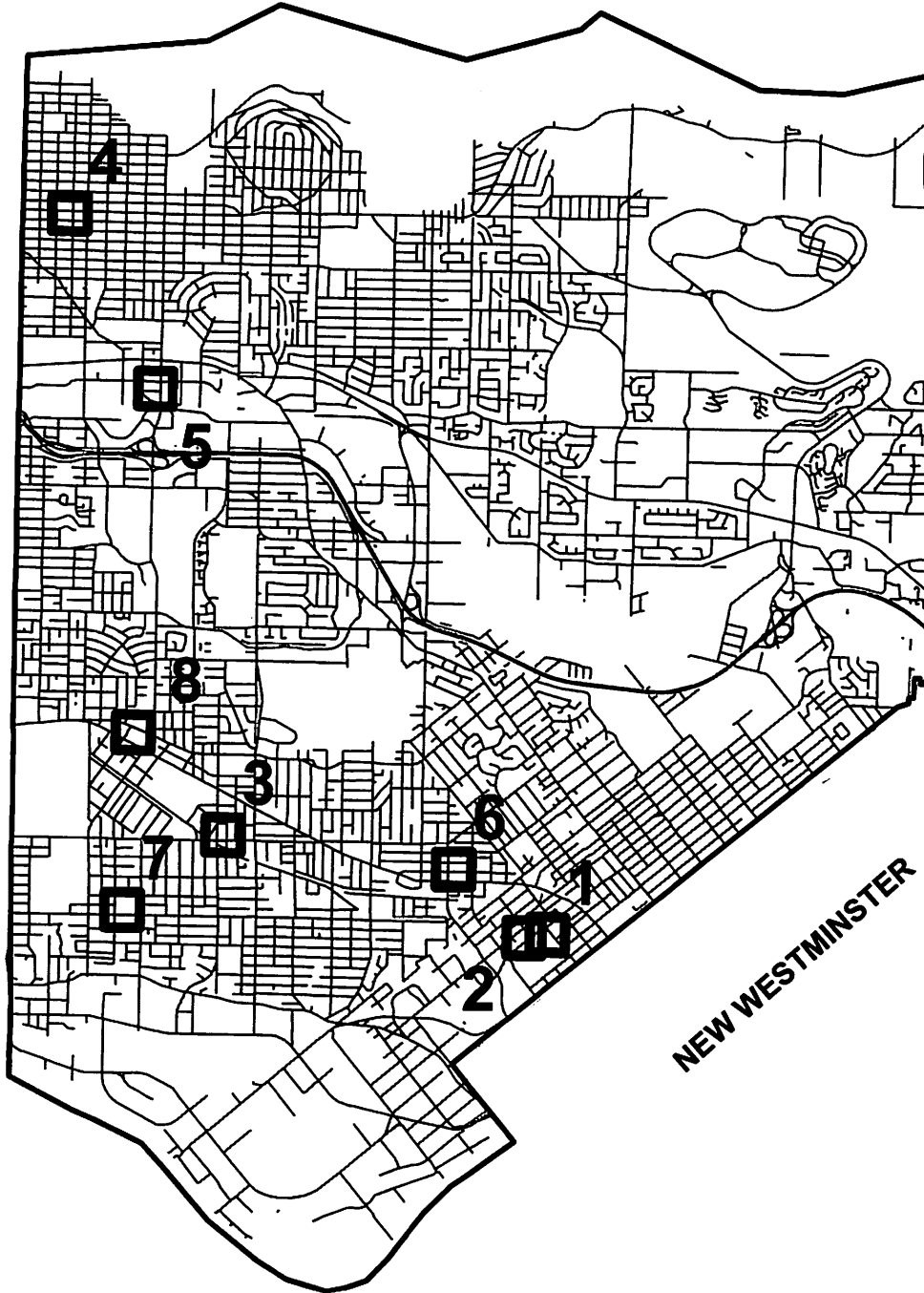


Lou Pelletier, Director
PLANNING AND BUILDING

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Attachments

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT

DATE:
JAN 14 2016

SCALE:
1:75,000

DRAWN BY:
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REZONING SERIES - 2016 JANUARY

