



Item
Meeting 2016 May 30

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 May 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.

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 #16-16 Lot 2 (BP247323), DL 70, Group 1, NWD Plan 71013

From: CD Comprehensive Development District (based on M5, M5r Light Industrial Districts)

To: Amended CD Comprehensive Development District (based on M5, M5r Light Industrial Districts and Willingdon Business Park guidelines)

Address: 4350 Still Creek Drive

Purpose: To permit the installation of a skysign on the west building of an existing two-building office complex.

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 #16-17 Lot 7, DL 69, Group 1, NWD Plan 4369; Lot 2, DL 69, Group 1, NWD Plan LMP7656

From: CD Comprehensive development District (based on RM3/RM4 Multiple Family Residential Districts), C4 Service Commercial District and R5 Residential District.

- To:** Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Broadview Community Plan guidelines)
- Address:** **3737 Canada Way, 3748 Norfolk Street and abutting lane right-of-way and Esmond Avenue road Right-of-way**
- Purpose:** To permit the construction of a low-rise apartment development with underground parking.

RECOMMENDATIONS

1. **THAT** the sale be approved in principle of City-owned land for inclusion within the subject development site in accordance with the terms outlined in Section 4.5 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.5 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
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 #16-18 Lot 2, DL 29, Group 1, NWD Plan 4900; Lot 84, DL 29, Group 1, NWD Plan 50533

- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines)
- Address:** **7447 and 7453 Fourteenth (14th) Avenue**
- Purpose:** To permit construction of a townhouse development with underground parking.

RECOMMENDATIONS

1. **THAT** a copy of this report be sent to the property owner at 7439 14th Avenue, for information purposes.
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 #04 Application for the Rezoning of:
Rez #16-19 Lot 19, Block 40, DL 186, Group 1, NWD Plan 3755

From: R3 Residential District

To: R3a Residential District

Address: 4095 Edinburgh Street

Purpose: To permit the construction of 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 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 #16-20 Lot 1 Except: Part Subdivided by Plan 19297, Block G, DL 127, Group 1, NWD Plan 1254

From: RM3 Multiple-Family Residential District

To: CD Comprehensive Development District (based on RM2 Multiple-Family Residential District and Capitol Hill Area Development Plan as guidelines)

Address: 420 (422) Delta Avenue

Purpose: To permit construction of a three-storey townhouse development with four units.

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 4908 Hastings Street.

Item #06 Application for the Rezoning of:
Rez #16-21 Lot 25, DL 211, Group 1, NWD Plan BCP45523

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District and P8 Parking District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District, P1 Neighbourhood Institutional District, P8 Parking District and SFU Community Plan guidelines)

Address: **9055 University High Street**

Purpose: To permit a 50-space childcare facility within a second floor commercial space on the site, along with an associated outdoor play area.

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 #16-22 See Schedule A *attached*

From: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and P5 Community Institutional District); CD Comprehensive Development District (based on P5 Community Institutional District); CD Comprehensive Development District (based on RM4 Multiple Family Residential District and P2 Administration and Assembly District) and R5 Residential District; and CD Comprehensive Development District (based on RM4 Multiple Family Residential District)

To: CD Comprehensive Development District (RM4 Multiple Family Residential District and P5 Community Institutional District) and Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and P2 Administration and Assembly District)

Address: Portion of 7550 Rosewood Street and 7126, 7210, 7216 Mary Avenue

Purpose: To permit development of a new seniors complex care facility and a future seniors mid-rise apartment 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 #08 Application for the rezoning of:
Rez #16-23 Lot 17, DL 211, Group 1, NWD Plan BCP45523

From: CD Comprehensive Development District (based on P11e SFU Neighbourhood District)

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

Address: 8940 University Crescent

Purpose: To permit the development of a 13 storey multiple-family residential building, with two-storey townhouses at its base.

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 #09 Application for the rezoning of:
Rez #16-25 Lot 124, DL 124, Group 1, NWD Plan 36610; Lot 8, Block 84, DL 124, Group 1, NWD Plan 1543

From: M2 General Industrial District and R3 Residential District

To: CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines) and P3 Park and Public Use District

Address: 4828 and 4874 Lougheed Highway

Purpose: To permit the construction of two high-rise buildings atop underground and structured parking as Phase Ib of the Woodlands site redevelopment.

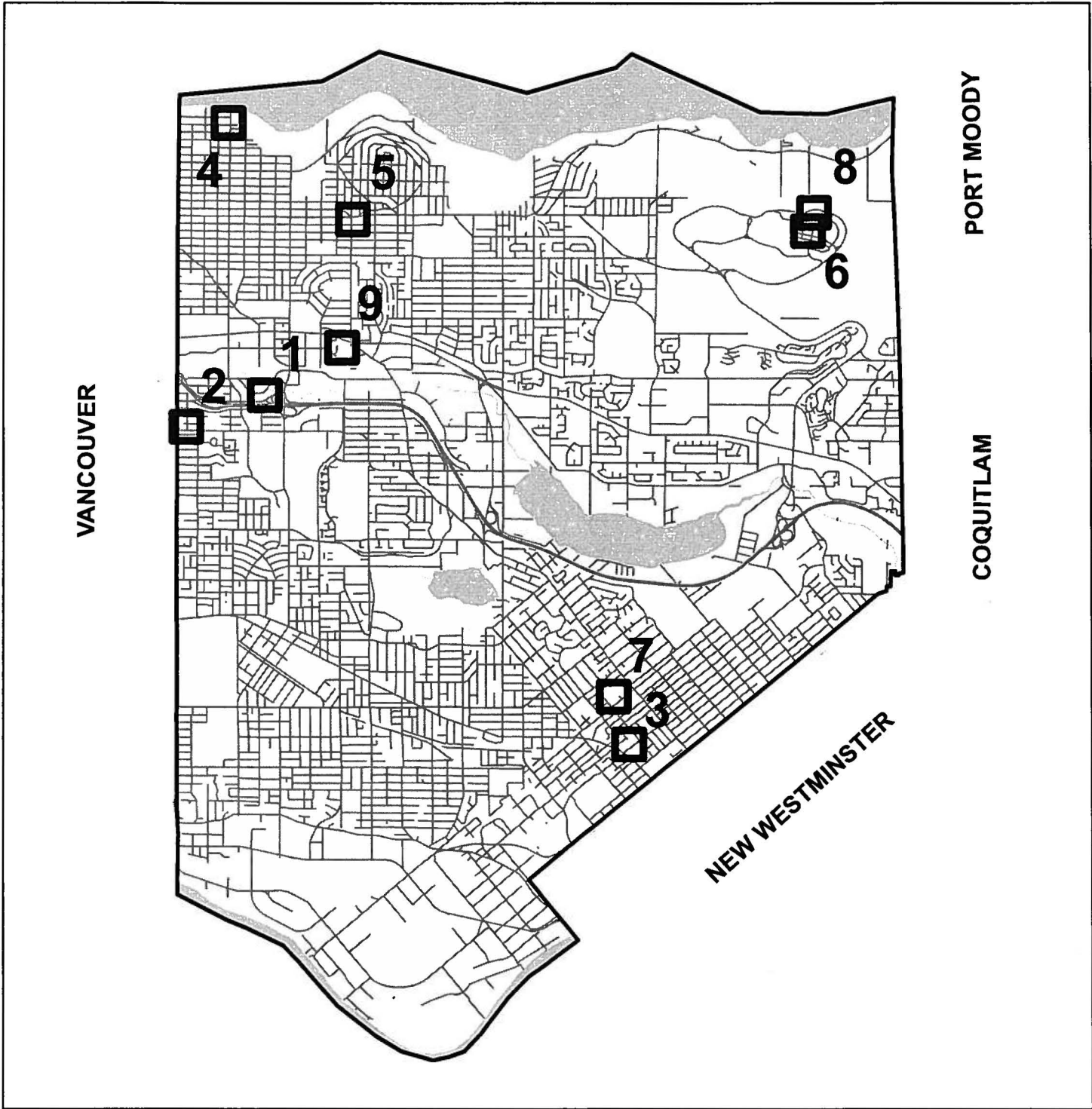
RECOMMENDATION

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.


Lou Pelletier, Director
PLANNING AND BUILDING

:spf

Attachments



VANCOUVER

PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:
MAY 25 2016

SCALE:
1:75,000

DRAWN BY:
AY

REZONING SERIES - 2016 MAY

SCHEDULE A
REZONING 16-00022

ADDRESS	LEGAL DESCRIPTION	Zoning	PID
Ptn 7550 Rosewood	Lot 99, DL 30, Group 1, NWD Plan 44227	CD (RM3, P5)	007-356-854
7126 Mary Avenue	Lot 16, Block 13, DL 30, Group 1, NWD Plan 3036	CD (P5)	002-796-864
7210 Mary Avenue	Lot 102, DL 30, Group 1, NWD Plan 50955	CD (RM4, P2), R5	002-598-728
7216 Mary Avenue	Lot 94, DL 30, Group 1, NWD Plan 38962	CD (RM4)	008-551-138