



Item
Meeting2016 July 25

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 July 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 #15-54 Schedule A (*attached*)

From: M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5l Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3, C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines)

Address: 4120, 4160, Portion 4170, Portion 4180 Lougheed Highway and 4161 Dawson Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of the commercial, transit plaza and underground components of the Gilmore Station Site's Phase I 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 #02 Application for the Rezoning of:
Rez #15-55 Schedule A (*attached*)

From: M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5l Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3, C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines)

Address: 4120, 4160, Portion 4170, Portion 4180 Lougheed Highway and 4161 Dawson Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of Residential Tower I of the Gilmore Station Site's Phase I 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 #03 Application for the rezoning of:
Rez #15-56 Schedule A (*attached*)

From: M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5l Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3, C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines)

Address: 4120, 4160, Portion 4170, Portion 4180 Lougheed Highway and 4161 Dawson Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of Residential Tower II of the Gilmore Station Site's Phase I 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 #15-57 Schedule A (*attached*)

From: M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5l Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3, C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines)

Address: 4120, 4160, Portion 4170, Portion 4180 Lougheed Highway and 4161 Dawson Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of Residential Tower III of the Gilmore Station Site's Phase I 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 #05 Application for the rezoning of:
Rez #16-27 Lots' 1 and 2, DL 119, Group 1, NWD Plan 70369

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Brentwood Town Centre Development Plan guidelines)

Address: 4285 and 4295 Dawson Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a mixed-use development comprised of retail, office and a high-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 #06 Application for the Rezoning of:
Rez #16-28 Lot 60, DL 80, Group 1, NWD Plan 24802

From: R2 Residential District

To: R2a Residential District

Address: 5254 Spruce Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a residential dwelling 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 #07 Application for the Rezoning of:
Rez #16-29 Lot A (BY67651E), DL 79, Group 1, NWD Plan 48864

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

To: Amended CD Comprehensive Development District (based on P1 Neighbourhood Institutional District, P2 Administration and Assembly District and Central Administrative Area as guidelines)

Address: 6400 Roberts Street (140, 150 and 160)

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit an 80 space childcare facility within a first floor office space along with an associated outdoor play space.

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 #16-30 Lot 11, Blk 37, DL 69, Grp 1, NWDP 1321

From: R5 Residential District

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

Address: 4125 Norfolk Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a townhouse development of up to 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 property owners at 4143 Norfolk Street, for information purposes.

Item #09 Application for the Rezoning of:
Rez #16-31 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: Portion of 4567 Lougheed Highway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a mixed use residential high-rise apartment building on a retail and commercial podium within 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 #10 Application for the Rezoning of:
Rez #16-32 Lot B, DLs' 69 and 70, Group 1, NWD Plan LMP7609

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

To: Amended CD Comprehensive Development District (based on M5, M5L Light Industrial Districts and Willingdon Business Park guidelines)

Address: 4280 Still Creek Drive

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the conversion of an existing secondary building to a fitness facility to serve Willingdon Business Park Centre employees.

RECOMMENDATION

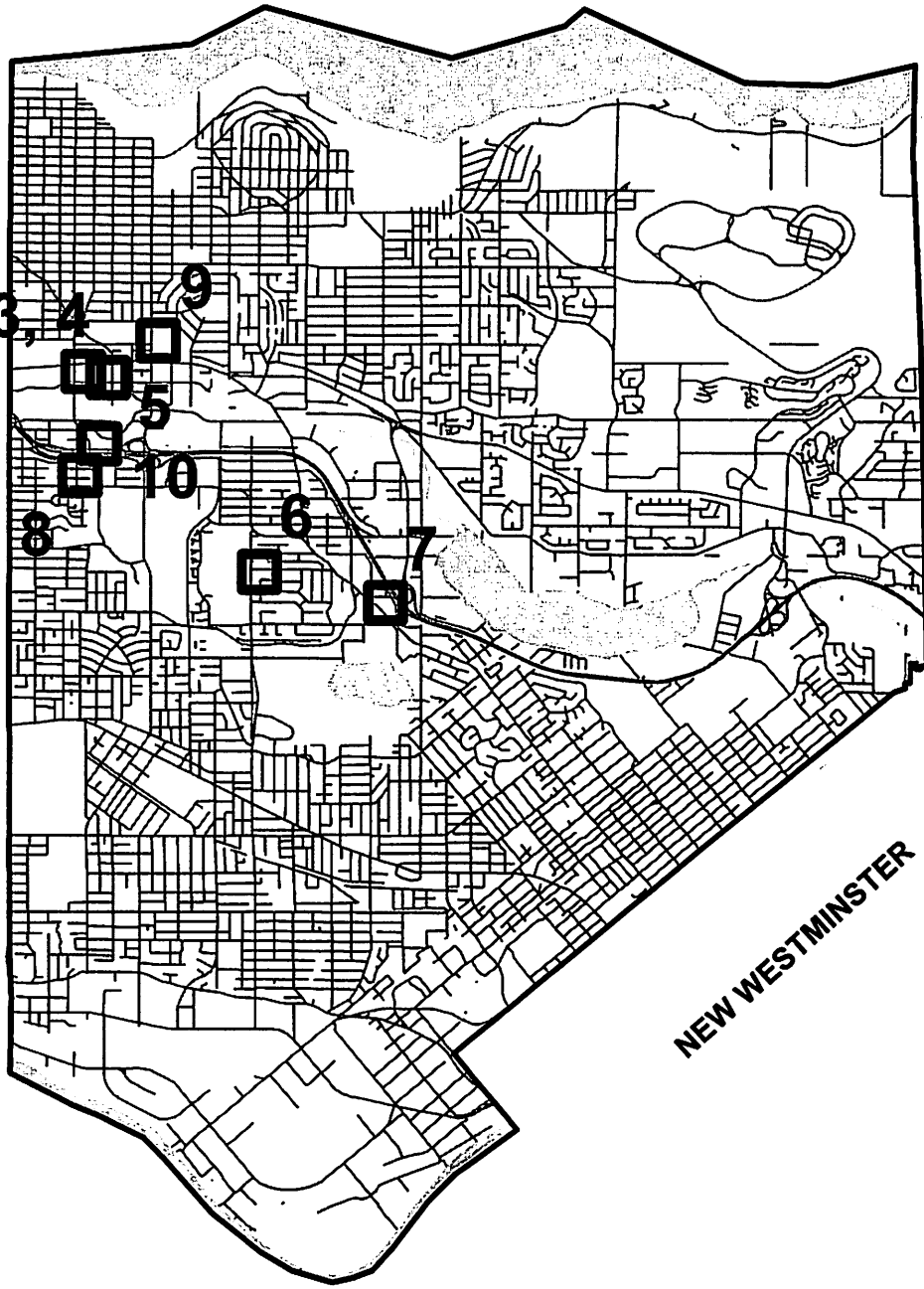
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.


Lou Pelletier, Director
PLANNING AND BUILDING

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Attachments

1, 2, 3, 4, 9

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:
JUL 19 2016

SCALE:
1:75,000

DRAWN BY:
AY

REZONING SERIES - 2016 JULY

SCHEDULE A
REZONING 15-54

ADDRESS	LEGAL DESCRIPTION	PID
4120 Lougheed Hwy.	Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206	003-206-840
4160 Lougheed Hwy.	Lot D, DL 119, Group 1, NWD Plan 69931	001-942-361
Portion of 4170 Lougheed Hwy.	Lot C, DL 119, Group 1, NWD Plan 69931	001-942-352
Portion of 4180 Lougheed Hwy.	Lot A, DLs 30 & 95, Group 1, NWD Plan EPP41731	029-728-088
4161 Dawson St.	Lot B, DL 119, Group 1, NWD Plan 69931	001-942-344

SCHEDULE A
REZONING 15-55

ADDRESS	LEGAL DESCRIPTION	PID
4120 Lougheed Hwy.	Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206	003-206-840
4160 Lougheed Hwy.	Lot D, DL 119, Group 1, NWD Plan 69931	001-942-361
Portion of 4170 Lougheed Hwy.	Lot C, DL 119, Group 1, NWD Plan 69931	001-942-352
Portion of 4180 Lougheed Hwy.	Lot A, DLs 30 & 95, Group 1, NWD Plan EPP41731	029-728-088
4161 Dawson St.	Lot B, DL 119, Group 1, NWD Plan 69931	001-942-344

SCHEDULE A
REZONING 15-56

ADDRESS	LEGAL DESCRIPTION	PID
4120 Lougheed Hwy.	Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206	003-206-840
4160 Lougheed Hwy.	Lot D, DL 119, Group 1, NWD Plan 69931	001-942-361
Portion of 4170 Lougheed Hwy.	Lot C, DL 119, Group 1, NWD Plan 69931	001-942-352
Portion of 4180 Lougheed Hwy.	Lot A, DLs 30 & 95, Group 1, NWD Plan EPP41731	029-728-088
4161 Dawson St.	Lot B, DL 119, Group 1, NWD Plan 69931	001-942-344

SCHEDULE A
REZONING 15-57

ADDRESS	LEGAL DESCRIPTION	PID
4120 Lougheed Hwy.	Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206	003-206-840
4160 Lougheed Hwy.	Lot D, DL 119, Group 1, NWD Plan 69931	001-942-361
Portion of 4170 Lougheed Hwy.	Lot C, DL 119, Group 1, NWD Plan 69931	001-942-352
Portion of 4180 Lougheed Hwy.	Lot A, DLs 30 & 95, Group 1, NWD Plan EPP41731	029-728-088
4161 Dawson St.	Lot B, DL 119, Group 1, NWD Plan 69931	001-942-344