

TO: CITY MANAGER **DATE:** 2016 September 28

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 #16-33 Lots' 5 & 6, Block 9, DL 94, Group 1, NWD Plan 1117

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines)

Address: 6449 and 6469 Selma Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a multiple-family residential townhouse project.

RECOMMENDATION

1. **THAT** Council reject this rezoning request.

Item #02 Application for the Rezoning of:
Rez #16-34 Lot 2, DLs' 162, 163 and 165, Group 1, NWD Plan LMP40993 Except Plans LMP46623, BCP47255 and EPP30960

From: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and P8 Parking District)

To: Amended CD Comprehensive Development District (based on M5, M5r Light Industrial Districts and Glenlyon Concept Plan as guidelines)

Address: Portion of 5115 North Fraser Way

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a two-storey light industrial building, and to establish a revised Glenlyon Concept Plan for the balance of the lands owned by the applicant.

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 #16-35 Lot 4, DL 125, Group 1, NWD Plan 3674

From: M2 General Industrial District

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

Address: 5180 Loughheed Highway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a high-rise residential building with ground oriented apartments/townhouses with full underground 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 #04 Application for the Rezoning of:
Rez #16-36 Lot 323, DL 92, Group 1, NWD Plan 53936

From: CD Comprehensive Development District (based on R4 Residential District)

To: R4 Residential District

Address: 6056 Gilley Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a new single family dwelling.

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 #16-37 Lot 3, DL 42, Group 1, NWD Plan 9505

From: R1 Residential District

To: R1a Residential District

Address: 3885 Piper Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit a single-family dwelling with a gross floor area beyond that allowed under the prevailing 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 #06 Application for the Rezoning of:
Rez #16-38 Lots' 87 & 88, DL 97, Group 1, NWD Plan 62775

From: M1 Manufacturing District and M2 General Industrial District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines)

Address: 7422 and 7470 Buller Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a mixture of stacked townhomes and three storey ground-oriented townhouses with underground 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 #07 Application for the rezoning of:
Rez #16-40 Lot 5, Block 5, DL 116, Group 1, NWD Plan 1236

From: RM6 Hastings Village Multiple Family Residential District

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

Address: 4040 Albert Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a four unit residential development 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 #08 Application for the Rezoning of:
Rez #16-41 Lot 57, Block 7, DLs' 59 & 137, Group 1, NWD Plan 3050

From: R2 Residential District

To: R2a Residential District

Address: 7480 Broadway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a single-family 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 #9 Application for the Rezoning of:
Rez #16-42 Lot 55, DL 153, Group 1, NWD Plan 25594; Lot 33, DL 153, Group 1, NWD Plan 1566; Lot 30, DL 153, Group 1, NWD Plan 1566

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM3 Multiple Family Residential District, C2 Community Commercial District and Metrotown Town Centre Development Plan as guidelines)

Address: 6525, 6559 and 6585 Sussex Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a single high-rise residential apartment building with a low-rise residential, office and commercial podium, and a mid-rise BC Housing non-market rental housing building.

RECOMMENDATIONS

1. **THAT** the amendment to the Metrotown Town Centre Development Plan to incorporate the local commercial and non-market rental use and density, as outlined in Section 4.1 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 #10 Application for the Rezoning of:
Rez #16-43 Lots' 6 & 7, Block 11, DL 119, Group 1, NWD Plan 2855; Lot 19, DL 119, Group 1, NWD Plan 34795

From: M1 Manufacturing District

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

Address: 4460, 4472 and 4482 Juneau Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a 25 storey apartment building with ground-oriented townhouses.

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 #11 Application for the Rezoning of:
Rez #16-44 Lot 282, DL's 56 & 57, Group 1, NWD Plan 36166

From: M3 Heavy Industrial District


To: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, B1 Suburban Office District and Lake City Business Centre as guidelines)

Address: 2821 Production Way

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit office, light industrial, and research uses within the existing building.

RECOMMENDATION

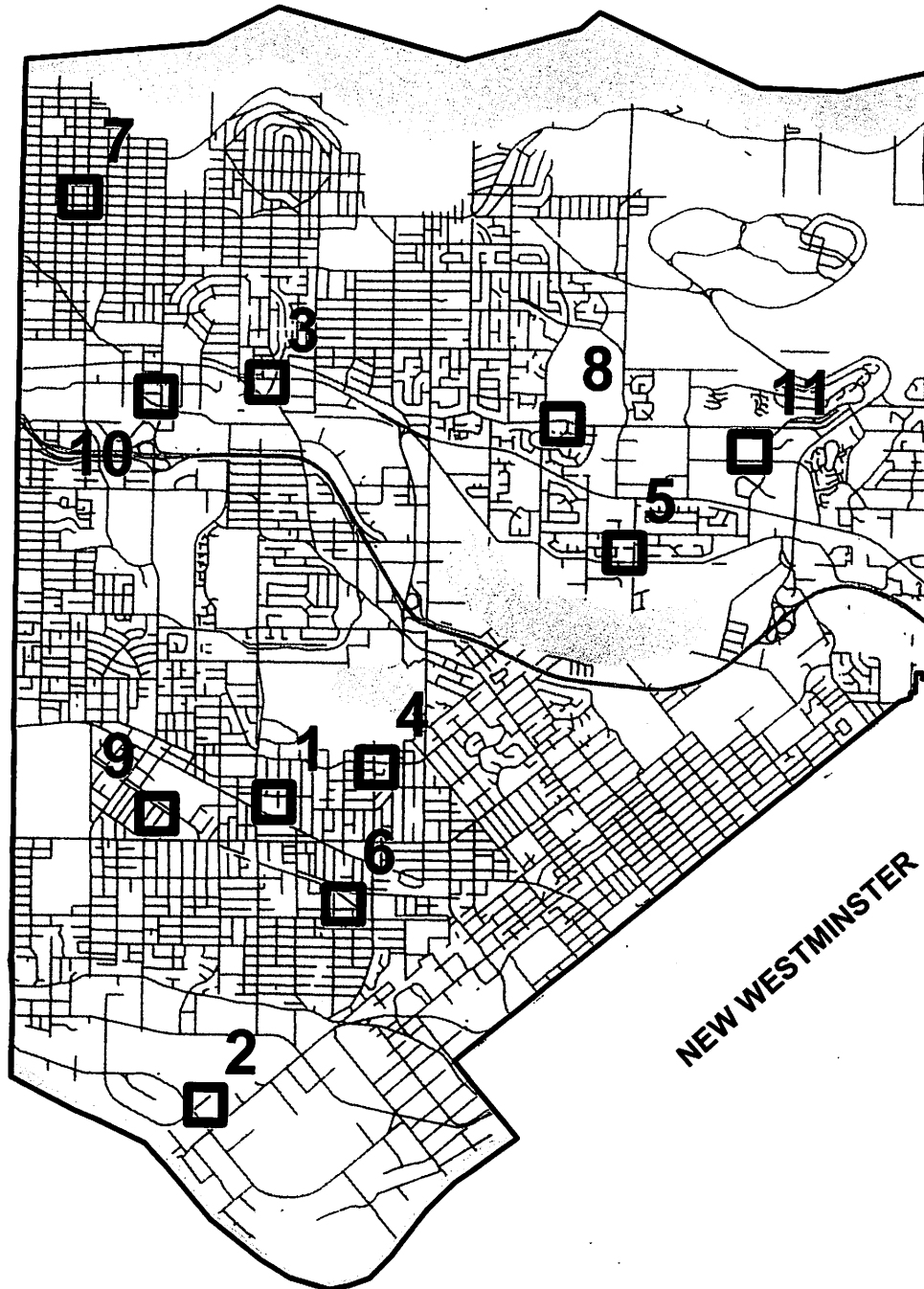
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.


Lou Pelletier, Director
PLANNING AND BUILDING

:spf

Attachments

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:
SEP 28 2016

SCALE:
1:75,000

DRAWN BY:
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REZONING SERIES - 2016 SEPTEMBER