

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 November 16

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 #16-46 Lot 5, DL 73, Group 1, NWD Plan 29441

From: P2 Administration and Assembly District

To: R3 Residential District

Address: 3550 Wayburne Drive

Purpose: The purpose of the proposed rezoning bylaw amendment is to facilitate subdivision of the subject property into 16 residential lots, and to allow for construction of one single family dwelling on each created lot.

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 #16-47 Portion of Parcel "E" (Reference Plan 5276), DL 124, Group 1 Except Parcel 1 (Explanatory Plan 13194), New Westminster District

From: P3 Park and Public Use District

To: CD Comprehensive Development District (based on P2 Administration and Assembly District and Brentwood Town Centre Development Plan guidelines)

Address: Portion of 2316 Beta Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the development of a single level pump house building, public washroom facilities, surface parking, loading area, underground wet well and sanitary sewer infrastructure.

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 #16-48 Lot 85, DL 4, Group 1, NWD Plan 38877

From: CD Comprehensive Development District (based on RM4 Multiple Family Residential District and C1 Neighbourhood Commercial District)

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

Address: 9500 Erickson Drive

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of four new residential buildings, create more units in the existing residential apartment buildings, and demolish a portion of the commercial floor area on site. The existing and proposed residential developments on the subject property are all purpose-built rental units.

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 #16-49 Lot A, DL 59, Group 1, NWD Plan BCP44468

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District)

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and C2h Community Commercial District)

Address: Unit #2 – 2900 Bainbridge Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the development of a private liquor store

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 #16-50 Lot 1, DL 167, Group 1, NWD Plan EPP56894

From: CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and C2 Community Commercial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines)

Address: Portions of 5244 Riverbend Drive

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the rezoning of the second phase (Buildings 3, 5, 6, 7 and 8) of the Riverbend Business Park Conceptual Development Plan (Rezoning Reference #12-18).

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 #16-51 Portion of Lot 79, DL 4, Group 1, NWD Plan 36145 Except Plans BCP5531 & EPP10716

From: CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, RM5s Multiple Family Residential District and Lougheed Town Centre Plan as guidelines and the development plan entitled “Lougheed Core Area Master Plan” prepared by James K.M. Cheng Architects Inc.)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines)

Address: Portion of 9855 Austin Road

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of the second residential tower on the Lougheed Core Area Phase I site.

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 #16-52 Portion of Lot 79, DL 4, Group 1, NWD Plan 36145 Except Plans BCP5531 & EPP10716

From: CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, RM5s Multiple Family Residential District and Lougheed Town Centre Plan as guidelines and the development plan entitled “Lougheed Core Area Master Plan” prepared by James K.M. Cheng Architects Inc.)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines)

Address: Portion of 9855 Austin Road

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of the third residential tower on the Loughheed Core Area Phase I site.

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 #16-53 Portion of Lot 79, DL 4, Group 1, NWD Plan 36145 Except Plans BCP5531 & EPP10716

From: CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, RM5s Multiple Family Residential District and Loughheed Town Centre Plan as guidelines and the development plan entitled "Loughheed Core Area Master Plan" prepared by James K.M. Cheng Architects Inc.)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Loughheed Core Area Master Plan, and Loughheed Town Centre Plan as guidelines)

Address: Portion of 9855 Austin Road

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of the fourth residential tower on the Loughheed Core Area Phase I site, which is intended for purpose-built rental apartment use.

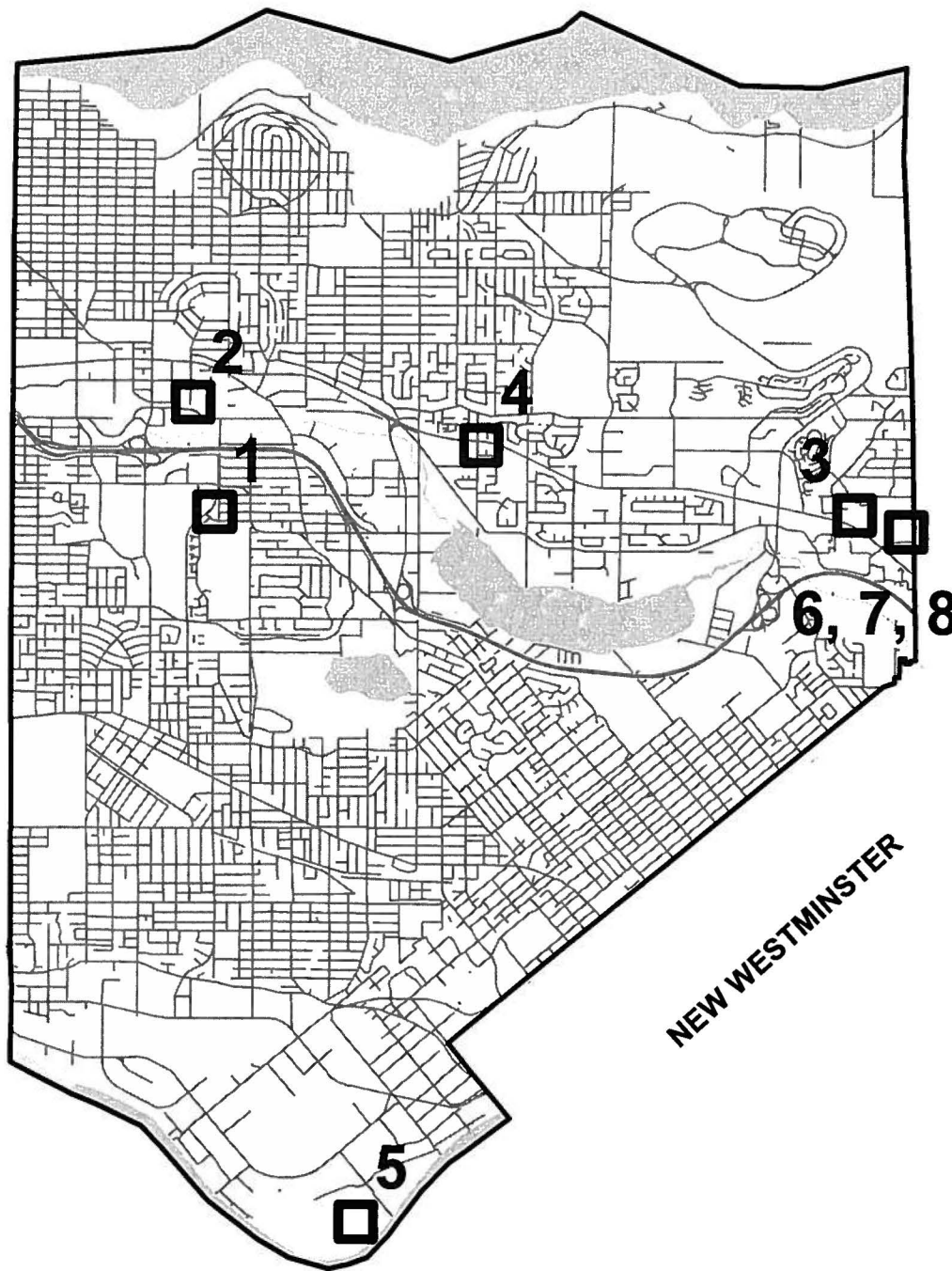
RECOMMENDATION

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:
NOV 15 2016

SCALE:
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DRAWN BY:
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REZONING SERIES - 2016 NOVEMBER