



Item
Meeting 2017 April 03

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 March 29

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 #17-03 Lot 1, DL 71, Group 1, NWD Plan LMP12752 Except Plan EPP6303

From: CD Comprehensive Development District (based on P6 Regional Institutional District and B2 Urban Office District)

To: CD Comprehensive Development District (based on B2 Urban Office District, P6 Regional Institutional District, C2 Community Commercial District, and RM2 Multiple Family Residential District)

Address: 3405 Willingdon Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to establish a Conceptual Master Plan for the subject site and a detailed Phase I development plan for the northeast portion of the site.

RECOMMENDATION

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 #17-04 Lots' 1, 2 and 3, DL 32, Group 1, NWD Plan 18022

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Metrotown Development Plan as guidelines)

Address: 6207, 6225 and 6243 Royal Oak Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a townhouse development.

RECOMMENDATION

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 #17-07 Portion of Lot A, DL 53, Group 1, NWD Plan EPP53090 Except Plan EPP61185

From: CD Comprehensive Development District (based on the RM5 and RM1 Multiple Family Residential Districts and C2 Community Commercial District)

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

Address: Portion of 7201 11th Avenue (Gateway– 5, 6, 7)

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a 42-storey residential tower with a six-storey podium and a six-storey low-rise residential building in the Gateway neighbourhood within the Southgate Master Plan Area.

RECOMMENDATION

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 #17-10 Lot 2, DL 165, Group 1, NWD Plan BCP47254

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

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

Address: Portion of 9702 Glenlyon Parkway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a two-storey light industrial office building.

RECOMMENDATION

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 #17-11 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 and RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines)

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

Address: Unit #21-06 – 4501 Lougheed Highway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit a liquor primary establishment on the subject site.

RECOMMENDATION

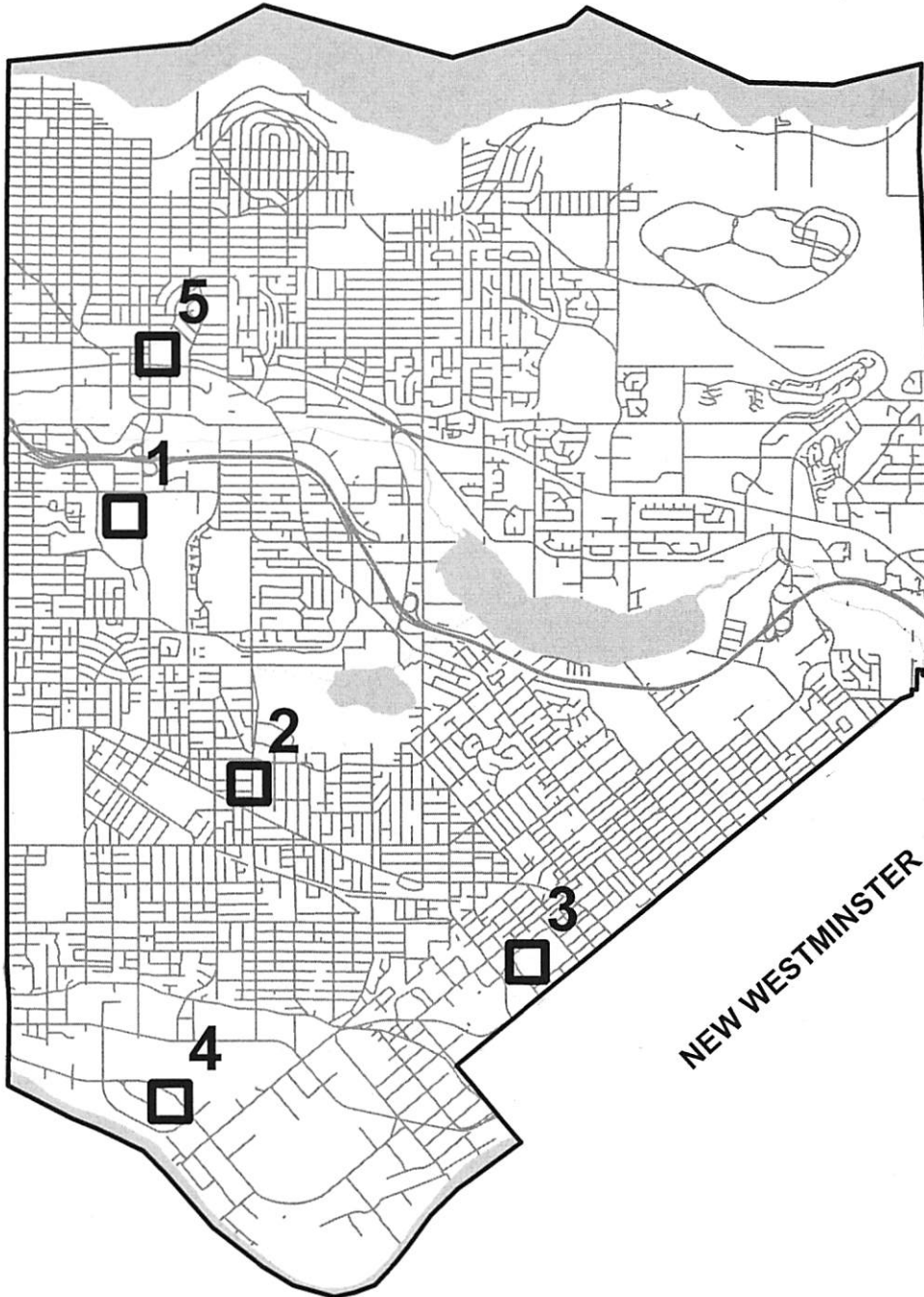
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.


Lou Pelletier, Director
PLANNING AND BUILDING

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Attachments

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



Date:
MAR 27 2017

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Drawn By:
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REZONING SERIES - 2017 MARCH