
TO: CITY MANAGER **DATE:** 2017 May 24

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 #16-58 Lot 133, DL 74, Group 1, NWD Plan 39624

From: P5 Community Institutional District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and P5 Community Institutional District as guidelines)

Address: 3755 Banff Avenue

Purpose: Redevelop a portion of the site with new child care and non-market rental housing uses.

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 #17-12 West Half of Lot 17 (Explanatory Plan 1623), Block 3, DL 116, Group 1, NWD Plan 1236; East Half of Lot 17 (Explanatory Plan 1623), Block 3, DL 116, Group 1, NWD Plan 1236

From: RM3 Multiple Family Residential District

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

Address: 3909 and 3911 Albert Street

Purpose: Permit the construction of an infill fourplex.

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 #17-13 Lot 26 Except: Parcel A (Reference Plan 32814), DL 124, Group 1, NWD Plan 3343

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District, C2 Community Commercial District and Brentwood Town Centre Development Plan as guidelines)

Address: 2421 Alpha Avenue

Purpose: Permit the construction of a high-rise residential apartment building with live/work units fronting Alaska Street.

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 #17-14 Schedule A (*attached*)

From: M2 General Industrial District, C6 Gasoline Service Station District and R2 Residential District

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

Address: 5258/5334 Lougheed Highway and 2160/2210 Springer Avenue

Purpose: To establish a Conceptual Master Plan for the subject site and a detailed Phase I development plan for a high-rise residential apartment building with townhouse units in the southwest portion of the 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 #05 Application for the rezoning of:
Rez #17-15 Portion of Lot A, DL 53, Group 1, NWD Plan EPP53090 Except Plan EPP61185

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

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

Address: Portion of 7201 11th Avenue

Purpose: Permit construction of a high-rise tower with a residential podium and a low-rise residential building in the Courtyard neighbourhood within the Southgate Master Plan 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 #06 Application for the Rezoning of:
Rez #17-16 Lot 33, DL 147 and 211, Group 1, NWD Plan EPP 29187

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: 9888 University Crescent

Purpose: Permit construction of two mid-rise residential buildings, and a two storey underground parkade.

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

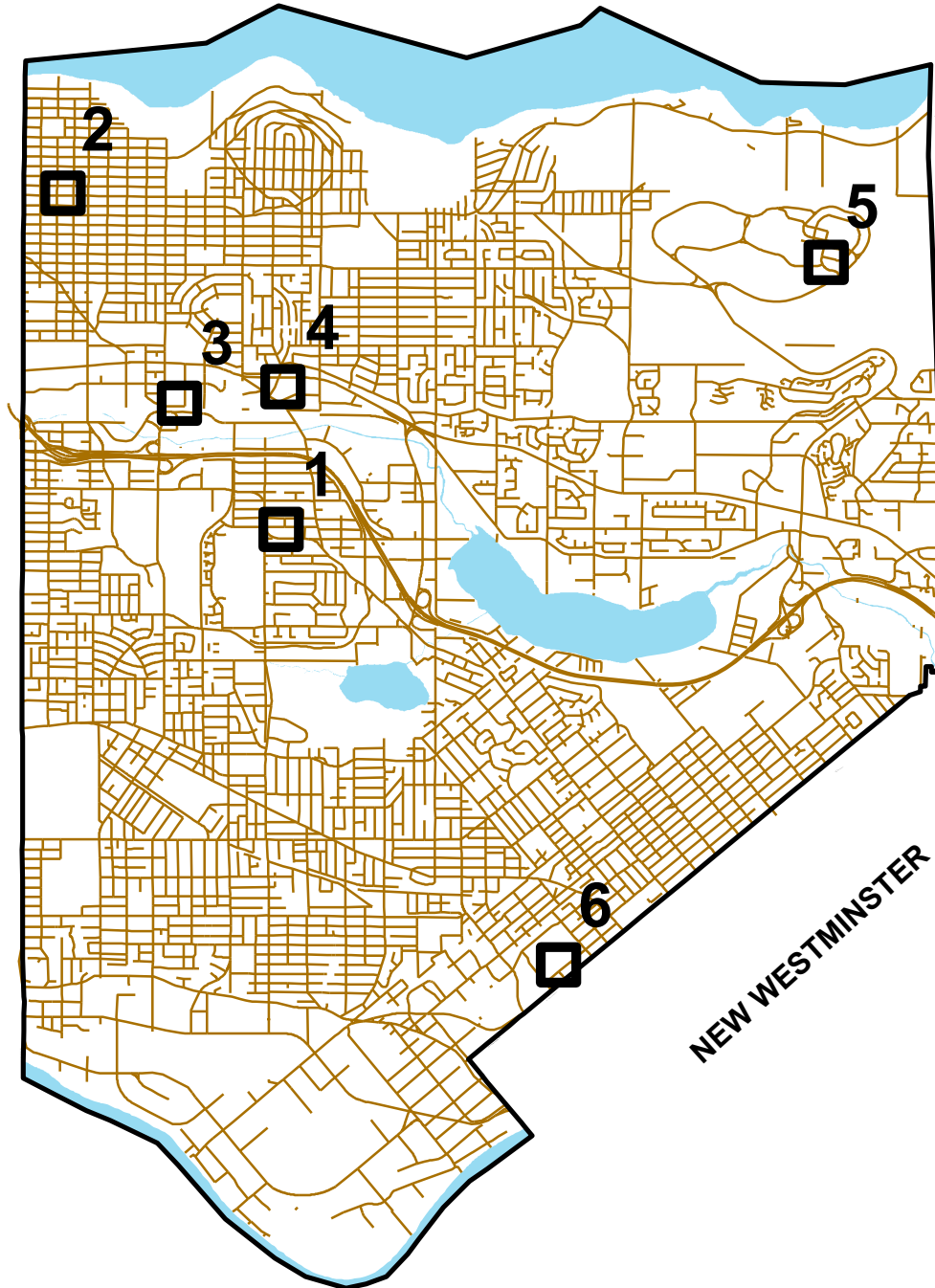
:tn

Attachments

SCHEDULE A
REZONING 17-00014

ADDRESS	LEGAL DESCRIPTION	PID
5258 Loughed Hwy.	Lot 8, DL 125, Group 1, NWD Plan 22106	006-499-201
5334 Loughed Hwy.	Lot 54, DL 125, Group 1, NWD Plan 43624	003-053-890
2160 Springer Avenue	Lot 51 Except Part Subdivided By Plan 43624, DL 125, Group 1, NWD Plan 40102	003-053-784
2210 Springer Avenue	Lot 1, DL 125, Group 1, NWD Plan 12069	001-469-797

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



Date:
MAY 23 2017

scale:
1:75,000

Drawn By:
AY

REZONING SERIES - 2017 MAY