
TO: CITY MANAGER **DATE:** 2017 July 19

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 and 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: To permit the construction of a multiple-family residential townhouse project, up to three-storeys in height, 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 #02 Application for the Rezoning of:
Rez #17-08 Lot 21, DL 211, Group 1, NWD Plan BCP45523

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: 8650 University Crescent

Purpose: To permit construction of two residential buildings (with a total of 90 below the market rental units) and one amenity 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 #03 **Application for the Rezoning of:**
Rez #17-18 Lot A District Lot 122 Group 1 NWD Plan BCP51571

From: CD Comprehensive Development District (based on C2 Community Commercial District and RM3 Multiple Family Residential District)

To: Amended CD Comprehensive Development District (based on C2 Community Commercial District, RM3 Multiple Family Residential District, P1 Neighbourhood Institutional District, and Hastings Street Area Plan guidelines)

Address: 4824 Hastings Street (formerly known as 418 Gamma Ave)

Purpose: To permit the conversion of 469.44 m² (5,053 sq. ft.) of commercial retail space to a child care facility.

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 #17-19 Lot A, DL 57, Plan EPP35080

From: CD Comprehensive Development District (based on M5 and M5r Light Industrial District, B1 Suburban Office District, and Lake City Business Centre guidelines)

To: Amended CD Comprehensive Development District (based on M5 and M5r Light Industrial District, B1 Suburban Office District, and Lake City Business Centre guidelines)

Address: 8339 Eastlake Drive

Purpose: To permit a minor increase in interior floor 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 #05 **Application for the Rezoning of:**
Rez #17-20 Lots 23 and 24, Block 7, DL 121, Group 1, NWD Plan 1054

From: C8 Urban Village Commercial District (Hastings)

To: CD Comprehensive Development District (based on C8 Urban Village Commercial District (Hastings))

Address: 4255 and 4257 Hastings Street

Purpose: To permit the construction of a four-storey mixed-use development.

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 #17-21 Lot N, DL 13, Group 1, NWD Plan 13703

From: C1 Neighbourhood Commercial District

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

Address: 8687 and 8689 Tenth Avenue

Purpose: To permit retail liquor store use

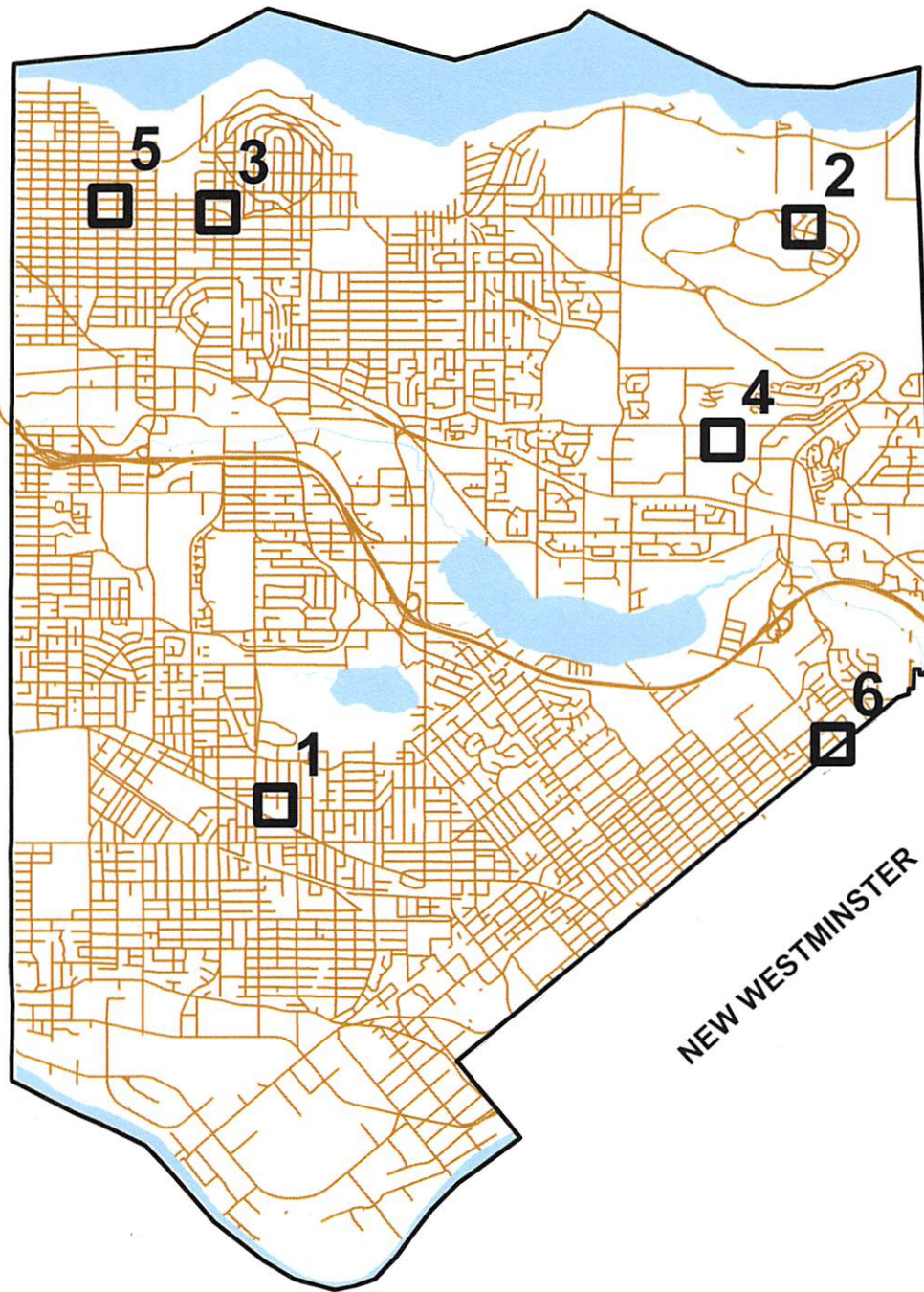
RECOMMENDATION

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

EK:eb
Attachment

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:
JUL 18 2017

SCALE:
1:75,000

DRAWN BY:
AY

REZONING SERIES - 2017 JULY