
TO: CITY MANAGER **DATE:** 2018 April 04

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 #16-13 Lot A (Explanatory Plan 29292), DL 152, Group 1, NWD Plan 4955

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Metrotown Downtown Plan guidelines)

Address: 4960 Bennett Street and Portion of Lane

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a high-rise residential building with ground oriented townhousing and underground parking.

RECOMMENDATIONS

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.5 of this report, contingent upon the granting by Council of Second Reading of the Subject Rezoning Bylaw.
2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 4.5 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **THAT** a copy of this report be forwarded to the owners of 4930 Bennett Street for information.

4. **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 #17-34 Lot 100, District Lots 151 and 153, Group 1, New Westminster District Plan 34561 and Lot "B", District Lot 153, Group 1, New Westminster District Plan 8356

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines)

Address: 6366 Cassie Avenue and 6433 McKay Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single high-rise apartment building with street-oriented townhousing and full underground parking.

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 #17-10001 Lot "D" (Reference Plan 29509) District Lot 151 Group 1 New Westminster District Plan 2155

From: RM3 Multiple Family District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Metrotown Downtown Plan as guidelines)

Address: 5900 Olive Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a high-rise apartment building with townhouses or apartments fronting Olive Avenue and James Street.

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 #18-02 Lot 84, DL 216, Group 1, NWD Plan 10936

From: R2 Residential District

To: R2a Residential District

Address: 7297 Ridge Drive

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a residential development with a total gross floor area beyond that permitted under the current R2 Residential District zoning.

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 #18-09 Lot 8 District Lot 155a Group 1 New Westminster District Plan Lmp30202

From: CD Comprehensive Development District (based on RM2 Multiple Family Residential District as guidelines)

To: Amended CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines)

Address: 6438 Byrnespark Drive

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a ground oriented multiple-family 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 #06 Application for the Rezoning of:
Rez #18-10 Lot 19, DL 211, Group 1, NWD Plan BCP45523

From: CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)

To: Amended CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)

Address: 8750 University Crescent

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a mid-rise residential building, atop three levels of underground parkade.

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 #07 Application for the Rezoning of:
Rez #18-11 Lot 56 District Lot 95 Group 1 New Westminster District Plan 1152, Lot 57 Except: North Westerly 10 Feet, District Lot 95 Group 1 New Westminster District Plan 1152, and Lot 2 District Lot 95 Group 1 New Westminster District Plan LMP5577

From: R5 Residential District, CD Comprehensive Development District (based on RM2 Multiple Family Residential District)

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines)

Address: 7149, 7151 and 7163 17th Avenue

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

RECOMMENDATIONS

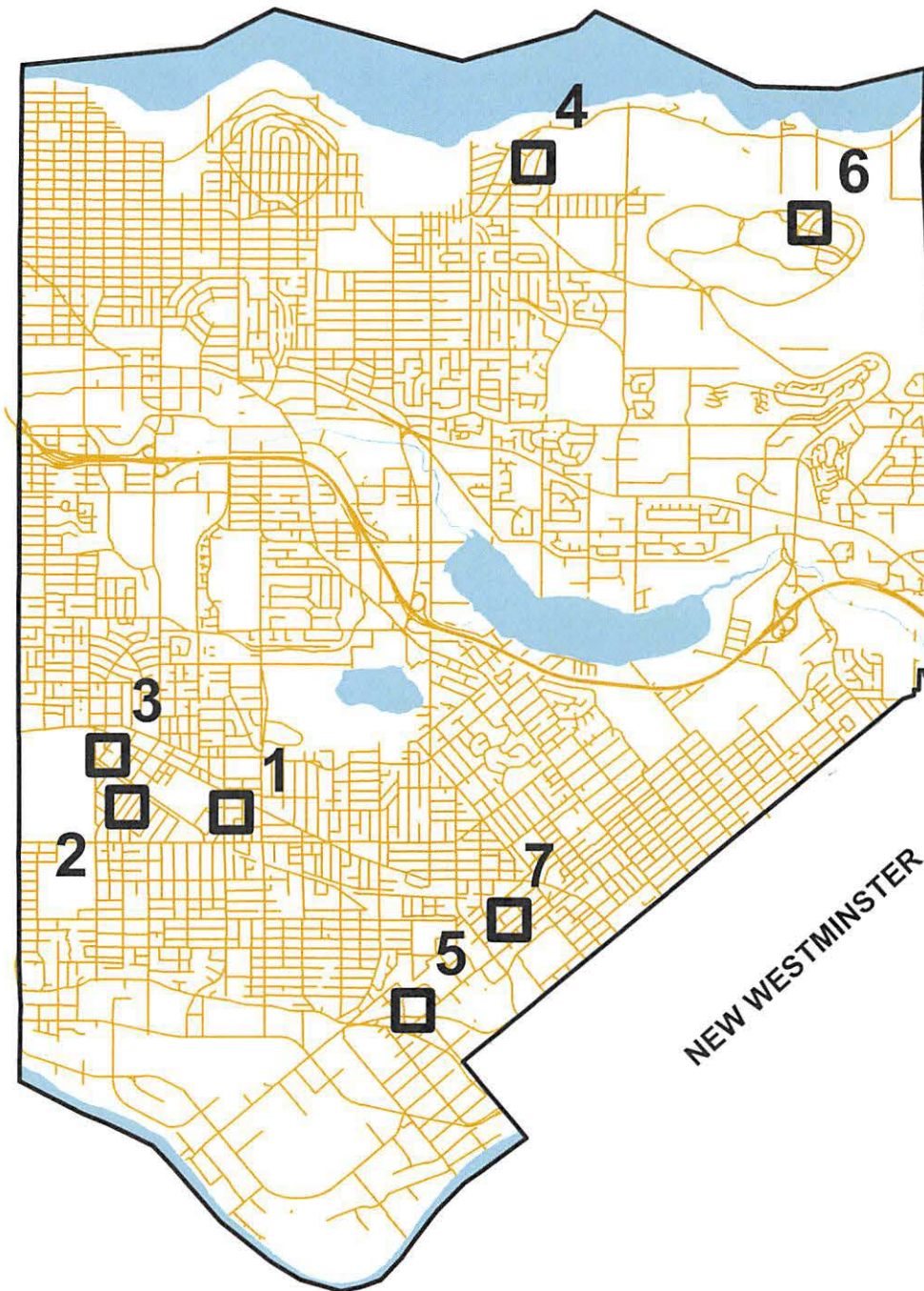
1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 4.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** the Planning and Building Department be authorized 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.


Lou Pelletier, Director
PLANNING AND BUILDING

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Attachment

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:
APR 03 2018

SCALE:
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DRAWN BY:
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REZONING SERIES - 2018 APRIL 09