
TO: CITY MANAGER **DATE:** 2018 June 06

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 #17-39 Lot 80, DL 153, Group 1, NWD Plan 30367

From: RM3 Multiple Family Residential District

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

Address: 6444 Silver Avenue

Purpose: To permit the construction of a single high-rise apartment building with townhouses fronting Silver Avenue.

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 Lot 104 District Lot 151 Group 1 New Westminster District Plan 35426
#17-10000

From: RM3 Multiple Family Residential District

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

Address: 5868 Olive Avenue

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

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 Lot 78, District Lot 153, Group 1, New Westminster District Plan 29417
#17-10004

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District, C2 Community Commercial District and Metrotown Downtown Plan as guidelines)

Address: 4330 Maywood Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single mid-rise apartment building and a small commercial tenancy fronting Maywood 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 Lot 293, District Lot 33, Group 1, New Westminster District Plan 53610 and Lot
#17-10008 101, District Lot 33, Group 1, New Westminster District Plan 25477

From: RM3 Multiple Family Residential District

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

Address: 5777 Willingdon Avenue and 4475 Grange Street

Purpose: To permit the construction of a single high-rise strata apartment building with a low-rise market rental apartment building.

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** 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 #18-07 Southerly Half and Northerly Half Lot "C" District Lots 79 and 85, Group 1, New Westminster District Plan 5201

From: R4 Residential District and C2 Community Commercial District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Rayside Community Plan as guidelines)

Address: 5070 Canada Way and 4951 Claude Avenue

Purpose: To permit the construction of a multiple-family residential 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 #18-15 Parcel "A" (Explanatory Plan 25166), Lots 2 and 3, Block 33, District Lot 97,
Group 1, New Westminster District Plan 1312

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family
Residential District and Royal Oak Community Plan as guidelines)

Address: 7584 MacPherson Avenue

Purpose: To permit construction of an infill townhouse development with enclosed parking
at grade.

RECOMMENDATIONS

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.
2. **THAT** copies of this report be sent to the owners of 7578 MacPherson Avenue and 5618 Irmin Street which, along with the subject property, are outlined for inclusion in a potential larger site assembly in the Royal Oak Community Plan area.

Item #07 Application for the rezoning of:
Rez #18-19 Lots 1 and 2, District Lot 53, Group 1, New Westminster District Plan BCP36384

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on P3 Park and Public Use
District and Edmonds Town Centre plan as guidelines)

Address: 7789 and 7799 Eighteenth Street

Purpose: To permit the construction of a public ice rink facility.

RECOMMENDATIONS

1. **THAT** the amendment to the Edmonds Town Centre Plan to incorporate institutional uses, as outlined in Section 4.2 of this report, be approved to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.
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.

Item #08 Application for the Rezoning of:
Rez #18-22 Lot B, District Lot 79, Group 1, New Westminster District Plan BCP12188

From: CD Comprehensive Development District (based on P1 Neighbourhood Institutional District, B1 Suburban Office and Central Administrative Area Community Plan as guidelines)


To: Amended CD Comprehensive Development District (based on P1 Neighbourhood Institutional District, B1 Suburban Office and Central Administrative Area Community Plan as guidelines)

Address: 4162 Norland Avenue

Purpose: To permit an increase in capacity space and outdoor play area for the existing child care facility.

RECOMMENDATION

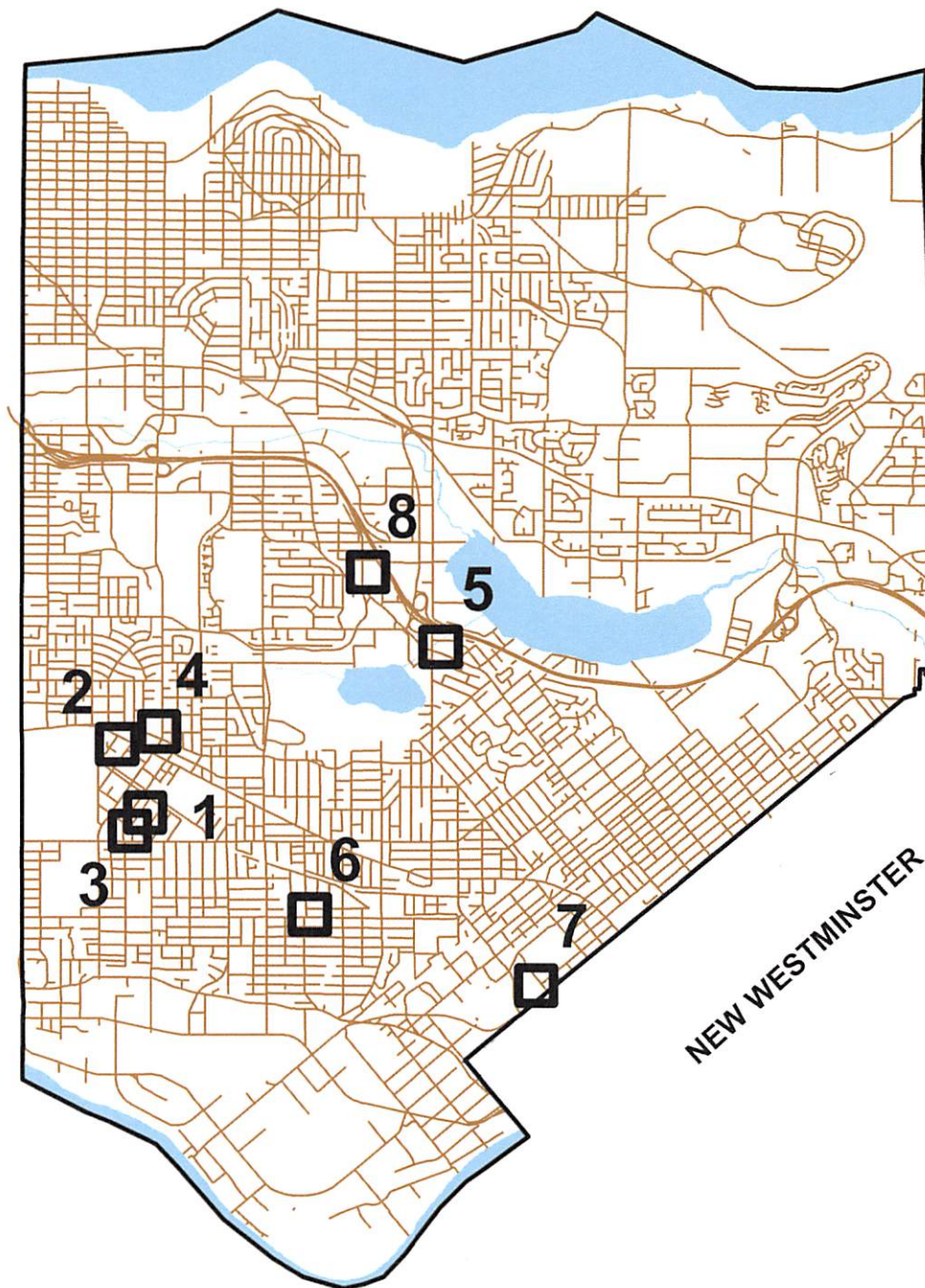
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.


Lou Pelletier, Director
PLANNING AND BUILDING

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Attachments

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:
JUN 04 2018

SCALE:
1:75,000

DRAWN BY:
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REZONING SERIES - 2018 JUNE