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**TO:** CITY MANAGER **DATE:** 2018 September 26

**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.

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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 #18-24** Schedule A (*attached*)

**From:** M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5l Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

**To:** Amended CD Comprehensive Development District (based on C3, C3f General Commercial District, RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)

**Address:** 4120, 4170, 4180 Lougheed Highway and 4161, 4171 Dawson Street

**Purpose:** To permit construction of a high-rise office building (Gilmore Place Phase II Commercial Tower 4), commercial podiums, underground parking, and public open space in accordance with the Gilmore Place Master Plan.

## 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 #18-33** Lot 4, DL 167, Group 1, NWD Plan EPP67256

**From:** CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

**To:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District and Big Bend Development Plan as guidelines)

**Address:** 8351 Fraser Reach Court

**Purpose:** To permit the construction of a two-storey multiple tenant warehouse 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 #03**      Application for the Rezoning of:  
**Rez #18-36**      Rem 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 the Glenlyon Concept Plan guidelines)

**Address:** Ptn of 9702 Glenlyon Parkway

**Purpose:** To permit construction of a two-storey light industrial and 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 #04**      Application for the rezoning of:  
**Rez #18-37**      Lot 62, DL 79, Group 1, NWD Plan 73491

**From:** P5 Community Institutional District

**To:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3 Multiple Family Residential District and Central Administrative Area Plan as guidelines)

**Address:** 4279 Norland Avenue

**Purpose:** To permit the construction of a seniors' non-market housing development with 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 #05**      Application for the Rezoning of:  
**Rez #18-38**      Lot 1, DL 71 and 72, Group 1, NWD Plan BCP 12673

**From:** CD Comprehensive Development District (based on M8 Advanced Technology Research District and the Discovery Place Community Plan as guidelines)

**To:** Amended CD Comprehensive Development District (based on M8 Advanced Technology Research District and the Discovery Plan Community Plan as guidelines)

**Address:** 4330 Sanderson Way

**Purpose:** To permit the construction of an addition to the existing Motion Capture Studio, located in Phase 1 of the Electronic Arts campus.

**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 #18-39**      Lot 1, DL 32, Group 1, NWD Plan BCP 18154 Except: Part Subdivided by Air Space Plan BCP 21526 and BCP 35883

**From:** CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District)

**To:** Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District and the Metrotown Downtown Plan as guidelines)

**Address:** 4803 Kingsway

**Purpose:** To permit the establishment of a college (Alexander College) within the existing commercial retail unit of a 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 #07**      Application for the rezoning of:  
**Rez #18-40**    Lot 81 Except Part Subdivided by Plan 72477, District Lots 10 and 56, Group 1, NWD Plan 34201

**From:** M3 Heavy Industrial District

**To:** CD Comprehensive Development District (based on B2 Urban Office District, M2 General Industrial District, M5 Light Industrial District, C1 Neighbourhood Commercial District, P1 Neighbourhood Institutional and the Lake City Business Centre plan as guidelines)

**Address:** 3100 Production Way

**Purpose:** To establish a conceptual Master Plan for a multi-phased mixed-use business centre 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 #08**      Application for the rezoning of:  
**Rez #18-41**    Lot 81 Except Part Subdivided by Plan 72477, District Lots 10 and 56, Group 1, NWD Plan 34201

**From:** M3 Heavy Industrial District

**To:** CD Comprehensive Development District (based on B2 Urban Office District, M5 Light Industrial District, C1 Neighbourhood Commercial District, and the Lake City Business Centre guidelines)

**Address:** Portion of 3100 Production Way

**Purpose:** To permit the construction of Phase 1 in line with the conceptual Master Plan for mixed-use business centre 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 #09** Application for the rezoning of:  
**Rez #18-42** Lot 1, DL 165, Group 1, NWD Plan EPP79251

**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:** 5140 North Fraser Way

**Purpose:** To permit an expansion of the floor area of the proposed 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.

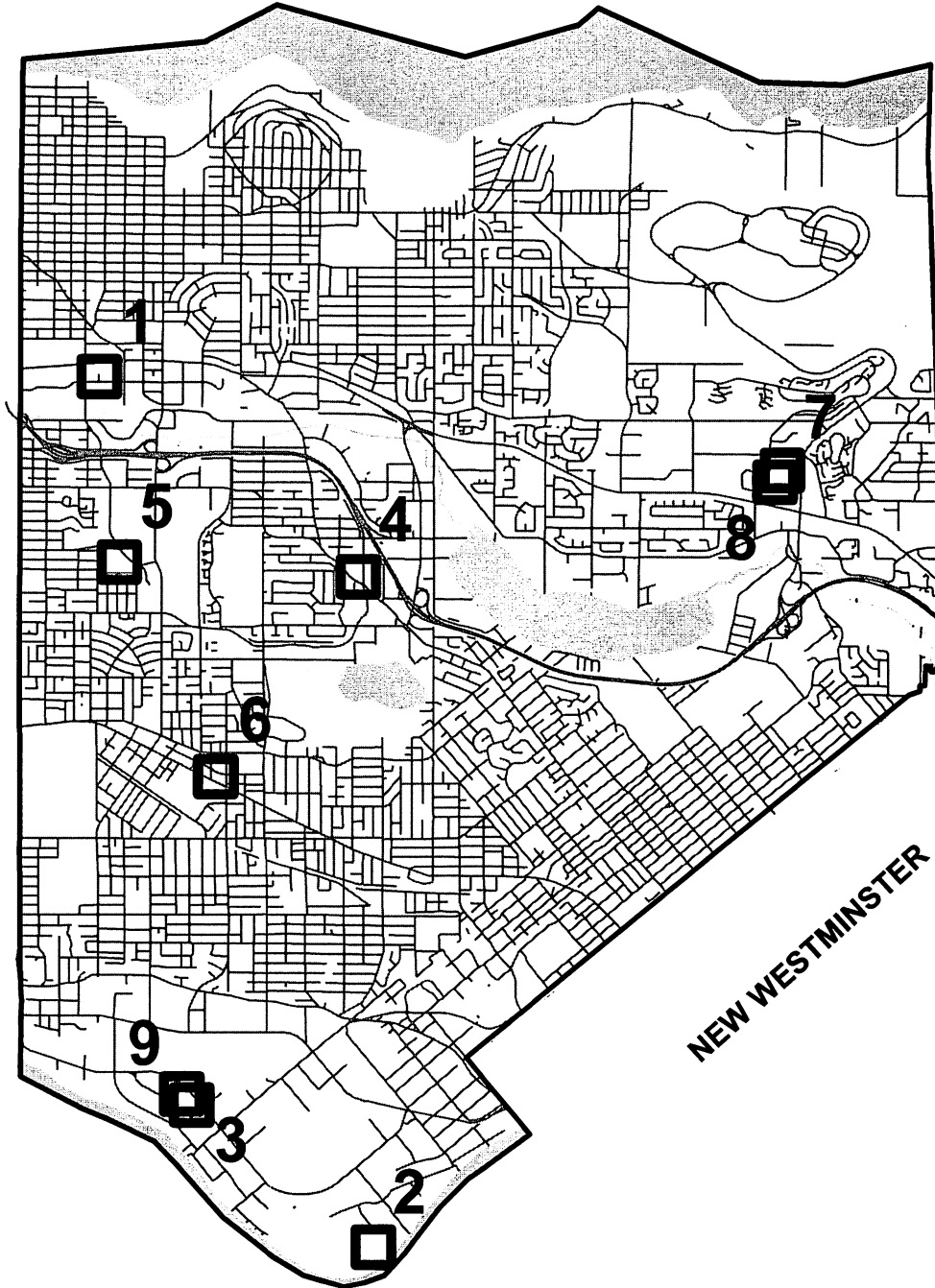


Lou Pelletier, Director  
PLANNING AND BUILDING

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***Attachments***

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:  
SEP 20 2018

SCALE:  
1:75,000

DRAWN BY:  
AY

REZONING SERIES - 2018 SEPTEMBER

**SCHEDULE A**  
**REZONING 18-24**

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>PID</b>
4120 Lougheed Hwy.	Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206	003-206-840
4170 Lougheed Hwy.	Lot C, DL 119, Group 1, NWD Plan 69931	001-942-352
4180 Lougheed Hwy.	Lot 80, DL 119, Group 1, NWD Plan 66959	002-125-072
4161 Dawson St.	Lot B, DL 119, Group 1, NWD Plan 69931	001-942-344
4171 Dawson St.	Lot A, DL 119, Group 1, NWD Plan 69931	001-942-310