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**TO:** CITY MANAGER **DATE:** 2018 November 28

**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 #17-42** Lot 1, District Lots 123 and 124, Group 1, New Westminster District Plan EPP31990 Except Plan EPP40171

**From:** CD Comprehensive Development District (based on C3, C3a General Commercial District, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Plan as guidelines)

**To:** Amended CD Comprehensive Development District (based on C3 General Commercial District, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Plan as guidelines)

**Address:** Portion of 4567 Lougheed Highway

**Purpose:** To permit construction of a mixed use residential high-rise apartment building over a retail and commercial podium within the Brentwood Mall redevelopment 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 #02**      Application for the Rezoning of:  
**Rez #18-25**    See Schedule A (*attached*)

**From:**        Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “Gilmore Station Area Master Plan” prepared by IBI Group)

**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:**    Portion of 4161 Dawson Street

**Purpose:**      To permit construction of Gilmore Place Phase II Tower 5 (high-rise residential 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 #18-26**    See Schedule A (*attached*)

**From:**        Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “Gilmore Station Area Master Plan” prepared by IBI Group)

**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:**    Portion of 4161 Dawson Street

**Purpose:**      To permit construction of Gilmore Place Phase II Tower 6 (high-rise residential 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 #04**      Application for the Rezoning of:  
**Rez #18-44**    All of the lands and premises within Strata Plan NWS683, including Strata Lots 1 to 53, District Lot 34, Group 1, New Westminster District, Strata Plan NWS638

**From:**        RM3 Multiple Family Residential District

**To:**            CD Comprehensive Development District (based on RM4s Multiple Family Residential District)

**Address:**    4275 Grange Street

**Purpose:**      To permit the construction of a single high-rise apartment building with townhouses at grade.

**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 #18-45**    Lot B; D.L's 69 and 70 Plan LMP7609

**From:**        Amended CD M5 Light Industrial District

**To:**            Amended CD M5 Light Industrial District

**Address:**    4260 Still Creek Drive

**Purpose:**      To permit a change in use to accommodate the Owner's planned office space and data centre.

**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 #18-46**    Lot 1, DL 123, Plan EPP31990

**From:**        CD Comprehensive Development District (based on C3, C3a General Commercial District, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)

**To:**            Amended CD Comprehensive Development District (based on C3, C3a General Commercial District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)

**Address:**    Portion of 4567 Loughheed Hwy

**Purpose:**      To permit sales, service, and autobody uses.

**RECOMMENDATION:**

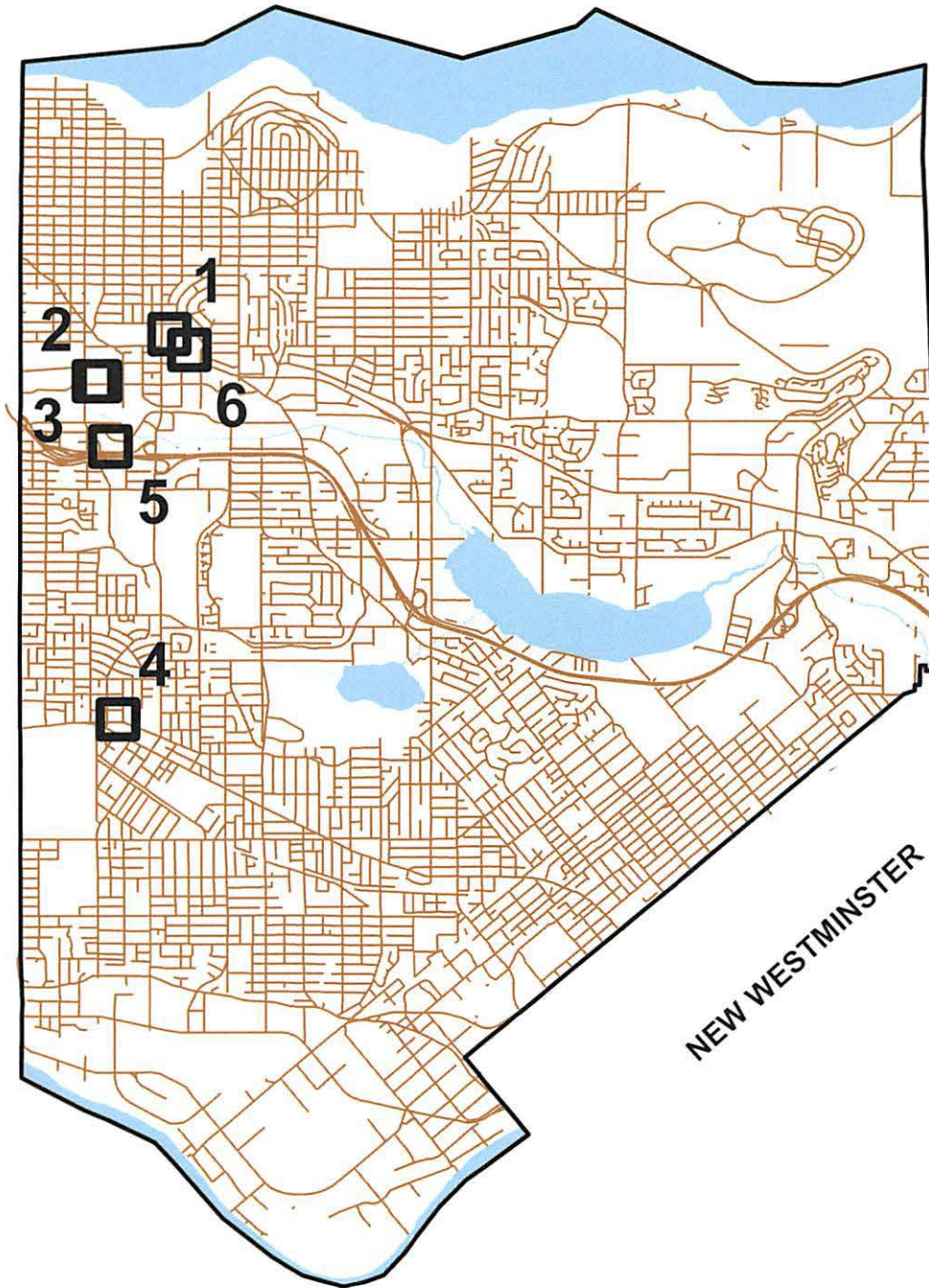
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

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***Attachments***

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:  
NOV 28 2018

SCALE:  
1:75,000

DRAWN BY:  
AY

REZONING SERIES - 2018 NOVEMBER

**SCHEDULE A**  
**REZONING 18-25**

<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

**SCHEDULE A**  
**REZONING 18-26**

<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
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