
TO: CITY MANAGER **DATE:** 2019 April 24

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 #19-01 Lot 58, District Lot 79, Group 1 New Westminster District Plan 62907

From: CD Comprehensive Development District (based on P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District and P1 Neighbourhood Institutional District and the Central Administrative Area Plan as guidelines)

Address: 4940 Canada Way

Purpose: To permit a child care facility within an approximately 1,001 m² (10,775 sq.ft.) tenant space within the existing 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 #02 Application for the Rezoning of:
Rez #19-02 Lot A, D.L. 79, Group 1, N.W.D. Plan L.M.P. 24328

From: CD Comprehensive Development District (based on P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District and Central Administrative Area Plan as guidelines)

Address: 4990 Canada Way

Purpose: To permit the addition of 550 m² (5,920 sq.ft.) of additional accessory space to improve changeroom and gym facilities.

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 #19-03 Lot 58 District Lot 116 Group 1 New Westminster District Plan 63799

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

To: Amended CD Comprehensive Development District (based on C8r Urban Village Commercial (Hastings) District)

Address: 3802 Hastings Street

Purpose: To permit a mixed-use affordable housing development, with ancillary child care and adult day care uses and with commercial uses 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 #04 Application for the Rezoning of:
Rez #19-04 Lot 247 District Lot 85 Group 1 NWP 49735

From: C2 Community Commercial District

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

Address: 5097 Canada Way

Purpose: To permit a private 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.

Item #05 Application for the Rezoning of:
Rez #19-05 Lot 2 District Lot 153 Group 1 New Westminster District Plan LMP40213

From: CD Comprehensive Development District (based on C3 General Commercial District and P8 Parking District)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District and the Metrotown Downtown Plan as guidelines)

Address: 4488 Kingsway

Purpose: To permit construction of a residential sales centre as an interim 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.

Item #06 Application for the Rezoning of:
Rez #19-06 Lot 1, District Lot 164, Group 1 New Westminster District Plan LMP31818

From: CD Comprehensive Development District (based on M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and P1 Neighbourhood Institutional District)

Address: Portion of 8900 Glenlyon Pkwy

Purpose: To permit a child care facility within an approximately 1,687.12 m² (18,160 sq.ft.) tenant space within the existing 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 #07 Application for the Rezoning of:
Rez #19-07 Parcel A District Lot 153 Group 1 NWD Plan BCP25051 and Lot 2 District Lot 153 Group 1 NWD Plan 68123

From: CD Comprehensive Development District (based on C3 General Commercial District)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District)

Address: 4330 Kingsway and 5945 Kathleen Avenue

Purpose: To permit renovations to the existing commercial 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 #19-08 Lot A Except: Firstly; the East 569.25 Feet, Secondly; Portions in Plan LMP32853, Thirdly; Part in Plan BCP21070, DL 70, Group 1, NWD Plan 9892; Lot 1, DL 70, Group 1, NWD Plan BCP21069; Lot 51, Except Part in Plan BCP21070, DL 70, Group 1, NWD Plan 62993

From: CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District, P8 Parking District and B2 Urban Office District)

To: Amended CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District, P8 Parking District and B2 Urban Office District)

Address: 4320 / 4331 Dominion Street and 4405 Norfolk Street

Purpose: To permit an increase in the number of slot machines permitted at the Grand Villa Casino from 1,200 to 1,600.

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** a copy of this report be sent to Brad Desmaris, Vice President, Casino and Community Gaming, British Columbia Lottery Corporation, 2940 Virtual Way, Vancouver, BC V5M 0A6.



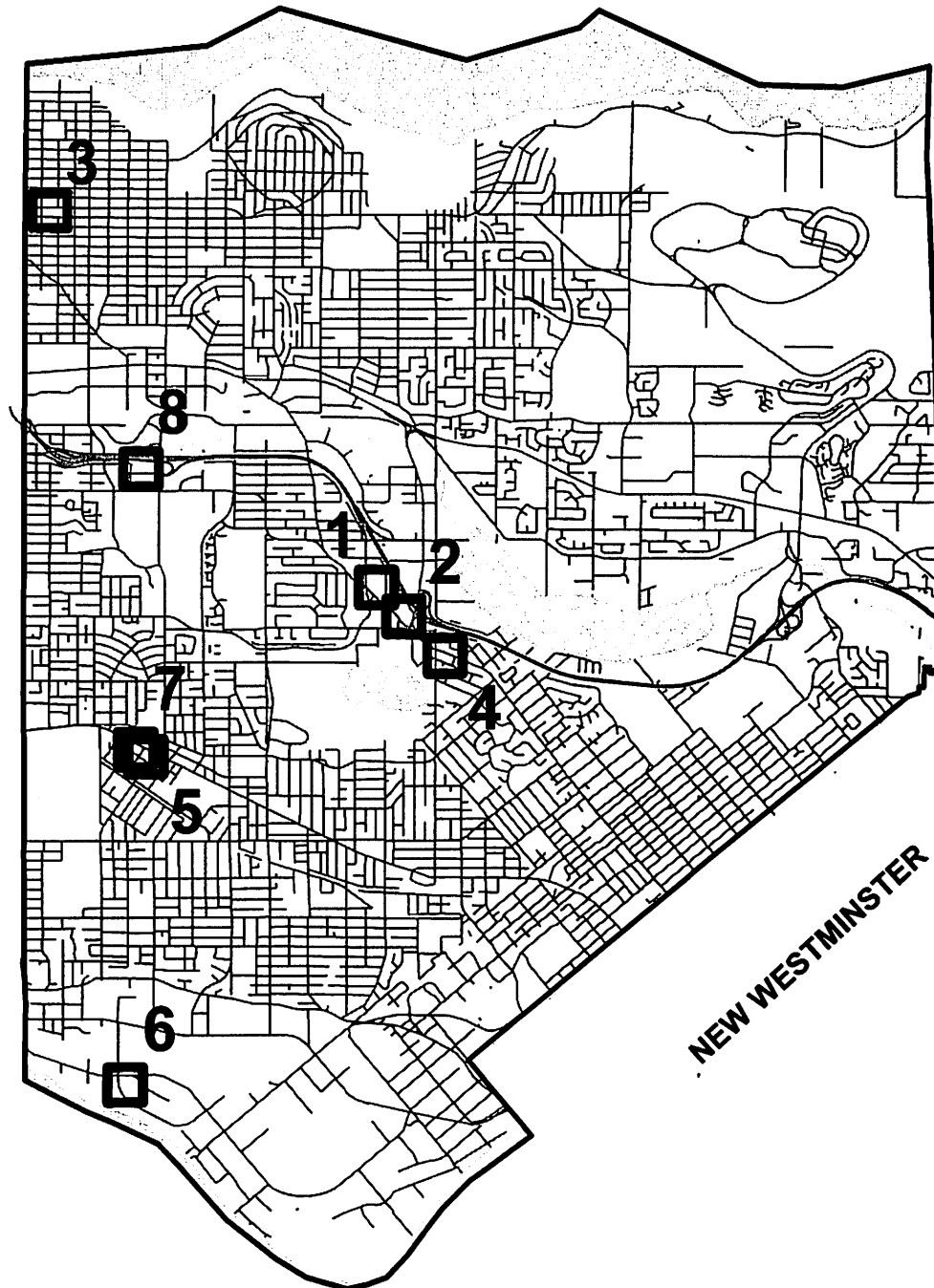
E.W. Kozak, Director
PLANNING AND BUILDING

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Attachments

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VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:
APR 24 2019

SCALE:
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DRAWN BY:
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REZONING SERIES - 2019 MARCH