

---

**TO:** CITY MANAGER **DATE:** 2019 June 05

**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 #19-09** Parcel "One" (Reference Plan 21794) Lot "E" District Lot 70 Group 1 NWP 14996

**From:** M1 Manufacturing District

**To:** CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and C1 Neighbourhood Commercial District)

**Address:** 3133 Sumner Avenue

**Purpose:** To permit the construction of a 4-5 storey mixed use industrial/office building with surface and 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 #02** Application for the Rezoning of:  
**Rez #19-10** Strata Lot 1, DL 155C, Group 1, NWD Strata Plan EPS4794

**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, M5r Light Industrial District and Burnaby Business Park Concept Plan as guidelines)

**Address:** Unit 101 - 8288 North Fraser Way

**Purpose:** To permit a cafe of up to 50 seats within the subject unit, to serve the day-to-day needs of adjacent industrial developments and their employees.

**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 #19-11** Lot 4, DL's 163 and 165, Group 1, NWD Plan EPP49841

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

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

**Address:** Portion of 5085 North Fraser Way

**Purpose:** To permit the construction of a light industrial/office 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 #19-12** Lot 2, DL 165, Group 1, NWD Plan EEP49841

**From:** CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, and Big Bend Development as guidelines)

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

**Address:** Portion of 5255 Glenlyon Parkway

**Purpose:** To permit the construction of two 2-storey light industrial/office buildings.

**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 #19-13** Lot 2, DL 165, Group 1, NWD Plan BCP47254, Except 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 as guidelines)

**Address:** Portion of 9702 Glenlyon Parkway

**Purpose:** To permit the construction of a two-storey light industrial and office 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 #06** Application for the Rezoning of:  
**Rez #19-14** Lot 1 District Lots 123 and 124 Group 1 New Westminster District Plan EPP40171 Except Air Space Parcels 1 and 2 Air Space Plan EPP55463

**From:** CD Comprehensive Development District (based on C3, C3a, C3f General Commercial Districts, P2 Administration and Assembly District and RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines)

**To:** Amended CD Comprehensive Development District (based on C3 and C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines)

**Address:** #31-06 – 1920 Willingdon Avenue (formerly #3106 – 4501 Lougheed Highway)

**Purpose:** To permit a liquor primary use on the subject 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 #07**      Application for the Rezoning of:  
**Rez #19-15**    Lot B, District Lots 69 and 70, Group 1 New Westminster District Plan LMP7609

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

**To:**            Amended CD Comprehensive Development District (based on M5 Light Industrial District)

**Address:**    4260 Still Creek Drive

**Purpose:**      To permit the installation of a skysign on the eastern face of an existing five-storey office 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 #08**      Application for the Rezoning of:  
**Rez #19-16**    Lot A District Lot 153 Group 1 New Westminster District Plan 19895

**From:**        C3 General Commercial District

**To:**            CD Comprehensive Development District (based on C3 and C3i General Commercial District)

**Address:**    #1 – 4429 Kingsway

**Purpose:**      To permit a government cannabis store.

**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 #09**      Application for the Rezoning of:  
**Rez #19-17**    Lot A District Lots 30 and 95 Group 1 New Westminster District Plan EPP41731

**From:**        CD Comprehensive Development District (based on RM5s Multiple Family Residential, C3 General Commercial, P6 Regional Institutional Districts, and Edmonds Town Centre Plan guidelines)

**To:**            Amended CD Comprehensive Development District (based on C3 and C3i General Commercial District and Edmonds Town Centre Plan guidelines)

**Address:**    7346 Kingsway

**Purpose:**      To permit a government cannabis store.

**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 #10**      Application for the Rezoning of:  
**Rez #19-19**    See Schedule "A"

**From:**        CD Comprehensive Development District (based on C2 Community Commercial District, C3 General Commercial District, C4 Service Commercial District)

**To:**            Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s and RM5r Multiple Family Residential District)

**Address:**    4430, 4488 Halifax Street, 4461 Lougheed Highway,  
1801, 1925, and 1967 Willingdon Avenue

**Purpose:**      To establish a Mixed-Use Phased Development Concept with an Area Plan Amendment for the subject site.

**RECOMMENDATIONS:**

1. **THAT** Council authorize staff to undertake an amendment to the Brentwood Town Centre Development Plan.
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 #11**      Application for the Rezoning of:  
**Rez #19-21**    Strata Lot 2 District Lot 10 Group 1 New Westminster District Strata Plan  
NW2757 Together With An Interest In The Common Property In Proportion To  
The Unit Entitlement Of The Strata Lot As Shown Of Form 1

**From:**        CD Comprehensive Development District (based on M1r Manufacturing District  
and M5 Light Industrial District)

**To:**            Amended CD Comprehensive Development District (based on M5 Light  
Industrial District)

**Address:**    B - 3290 Production Way

**Purpose:**      To permit a cannabis production facility for production of pharmaceutical-grade  
cannabis products for recreational and medicinal 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.

**Item #12**      Application for the Rezoning of:  
**Rez #19-22**    Lot 30 District Lot 73 Group 1 New Westminster District Plan 56913

**From:**        CD Comprehensive Development District (based on M1 and M1r Manufacturing  
District)

**To:**            Amended CD Comprehensive Development District (based on M1 Manufacturing  
District)

**Address:**    3030 Beta Avenue

**Purpose:**      To permit a cannabis production facility for research, and production of  
pharmaceutical-grade cannabis products for clinical research.

**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 #13**      Application for the Rezoning of:  
**Rez #19-24**    Lot 98, District Lot 94, Group 1, NWD Plan 47057.

**From:**        C4 Service Commercial District

**To:**            CD Comprehensive Development District (based on C4 and C4f Service Commercial District)

**Address:**    B – 6681 Macpherson Avenue

**Purpose:**      To permit Mix 2 Karaoke to operate as a liquor primary license establishment.

**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 #14**      Application for the Rezoning of:  
**Rez #18-30**    Lot 1, DL 152, Group 1, NWD Plan 74906, Parcel “J” (Explanatory      Plan 15978), DLs 32 and 152, Group 1, NWD, Lot 12, DL 152, Group 1, NWD Plan 11715, Lot 1, DL 152, Group 1, NWD Plan 86209

**From:**        CD Comprehensive Development District (based on C3 General Commercial District and Metrotown Downtown Plan as guidelines) and P8 Parking District

**To:**            Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C3 General Commercial District and Metrotown Downtown Plan as guidelines)

**Address:**    4900/40 Kingsway and 6446/50 Nelson Avenue

**Purpose:**      To permit a master plan and set of design guidelines for a multi-phased high-density mixed-use development. No specific development approvals are being sought in conjunction with the proposed rezoning bylaw amendment.

**RECOMMENDATIONS:**

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 5.6 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 lane right-of-way for inclusion within the subject development site in accordance with the terms outlined in Section 5.6 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.

  
E. W. Kozak, Director  
PLANNING AND BUILDING

:rh

**Attachments**

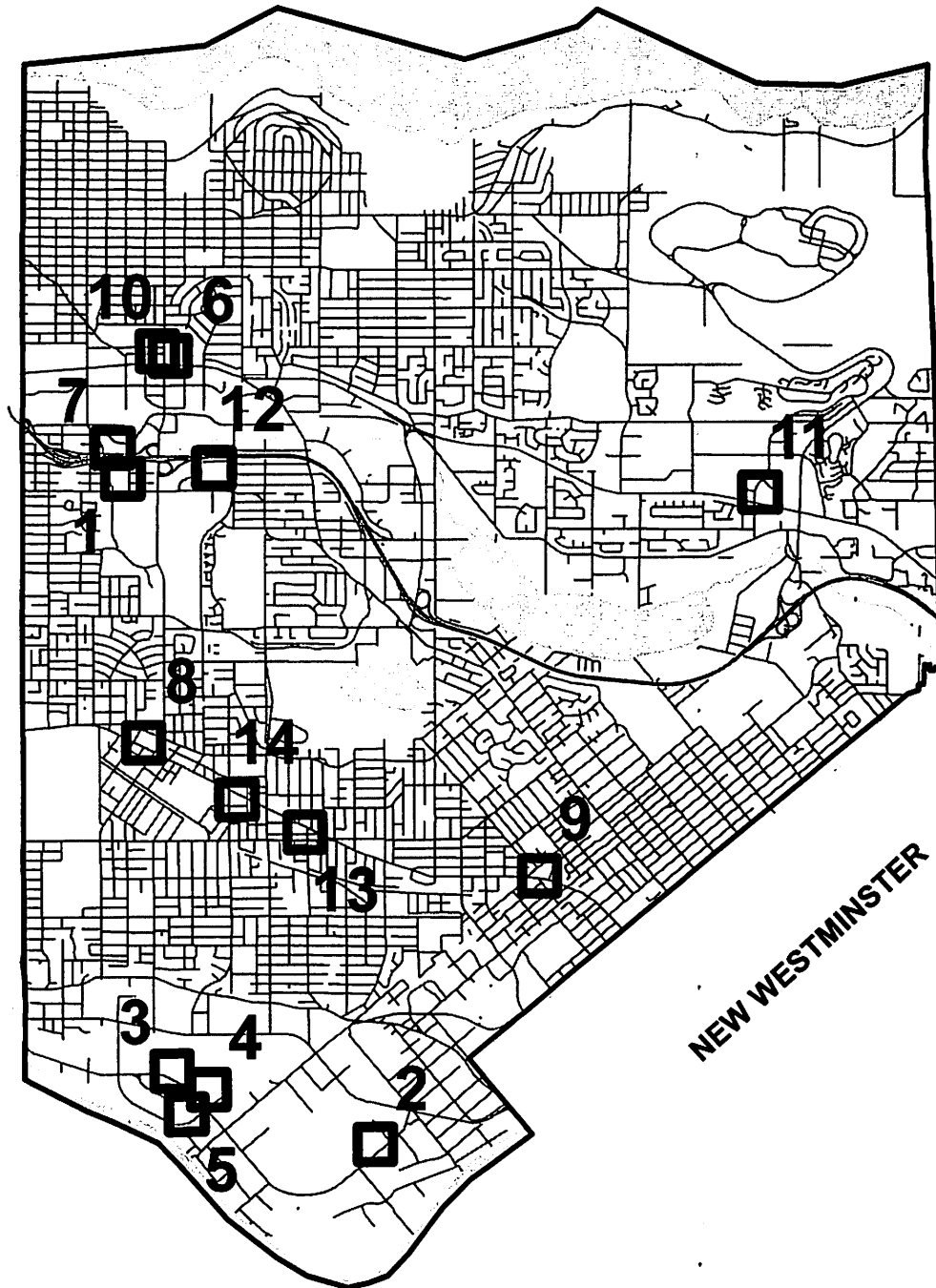
P:\49500 Rezoning\01 Rezoning Series\2019\Rezoning Series Cover Report 2019.06.10.docx



**Rezoning Reference #19-19**  
**Schedule "A"**

<b>Address</b>	<b>Legal Description</b>	<b>PID</b>
4430 Halifax St	Lot 2 District Lot 119 Group 1 New Westminster District Plan 81971	014-370-069
4488 Halifax St	Lot 1 District Lot 119 Group 1 New Westminster District Plan BCP29826	027-052-818
4461 Lougheed Hwy	Lot 13, Except: (1) Part Road On Statutory Right Of Way Plan 4957; (2) Part Dedicated Road On Plan LMP50529; Block 3 District Lot 119 Group 1 New Westminster District Plan 2855	003-173-666 003-173-674
1801 Willingdon Ave	Lot 57 District Lot 119 Group 1 New Westminster District Plan 41060	005-887-224
1925 Willingdon Ave	Lot 1 District Lot 119 Group 1 New Westminster District Plan 81969	014-369-877
1967 Willingdon Ave	Lot 58 Except: Parcel A (Statutory Right of Way Plan Lmp51265); District Lot 119 Group 1 New Westminster District Plan 41580	006-161-391

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:  
JUN 05 2019

SCALE:  
1:75,000

DRAWN BY:  
AY

REZONING SERIES - 2019