



Item
Meeting2019 July 29

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2019 July 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 See *attached* Schedule A
#17-10009

From: R5 Residential District, RM3 Multiple Family Residential District and CD Comprehensive Development District (based on RM3 Multiple Family Residential District as guidelines)

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C2 Community Commercial District and Metrotown Downtown Plan as guidelines)

Address: 6450, 6486, 6488 and 6508 Telford Avenue

Purpose: To permit the construction of a high-rise market residential building atop a retail and office podium, and a high-rise rental 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 #02 Application for the Rezoning of:
Rez See *attached* Schedule A
#17-10016

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, C2 Community Commercial District and Metrotown Downtown Plan as guidelines)

Address: 6605, 6607, and 6665 Royal Oak Avenue

Purpose: To permit the construction of a high-rise market residential building atop a retail and rental podium.

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 #18-43 Lot 1, Blk 22, DL 95, Grp 1, NWD Plan 1930A
 Lot A, DL 95 Grp 1, NWD Plan 5795
 Lot 1, Blk 22, DL 95, Grp 1, NWD Plan 1930A
 Lot B, Blk 22, DL 95, Grp 1, NWD Plan 1930A
 Lot 8, Except Part on Plan A44067, Blk 22, DL 95, Grp 1, NWD Plan 1930A

From: C4 Service Commercial District and M2 General Industrial District

To: CD Comprehensive Development District (based on C2 Community Commercial District, RM4s Multiple Family Residential District, RM4r Multiple Family Residential District and the Edmonds Town Centre Plan as guidelines)

Address: 6958 and 6984 Kingsway; 7243 Greenford Avenue, 6957 and 6961 Beresford Street

Purpose: To permit a mixed-use development with a commercial podium and townhouses at grade, with a residential tower above.

RECOMMENDATIONS:

1. **THAT** the amendment to the Edmonds Town Centre Plan as outlined in Section 4.3 of this report be approved (to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw amendment).
2. **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.
3. **THAT** the sale 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, be approved in principle and subject to the applicant pursuing the rezoning proposal to completion.

4. **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

:tn/rh

Attachments

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VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:
JUL 23 2019

SCALE:
1:75,000

DRAWN BY:
AY

REZONING SERIES - 2019 JULY

SCHEDULE A
REZONING 17-10009

ADDRESS	LEGAL DESCRIPTION	PID
101-6450 Telford Avenue	Strata Lot 1 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-719
102-6450 Telford Avenue	Strata Lot 2 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-727
103-6450 Telford Avenue	Strata Lot 3 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-735
104-6450 Telford Avenue	Strata Lot 4 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-743
105-6450 Telford Avenue	Strata Lot 5 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	000-505-579
106-6450 Telford Avenue	Strata Lot 6 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-751
107-6450 Telford Avenue	Strata Lot 7 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-778
108-6450 Telford Avenue	Strata Lot 8 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-786

ADDRESS	LEGAL DESCRIPTION	PID
109-6450 Telford Avenue	Strata Lot 9 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	000-788-538
110-6450 Telford Avenue	Strata Lot 10 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-794
111-6450 Telford Avenue	Strata Lot 11 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-808
201-6450 Telford Avenue	Strata Lot 12 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-816
202-6450 Telford Avenue	Strata Lot 13 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-824
203-6450 Telford Avenue	Strata Lot 14 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-859
204-6450 Telford Avenue	Strata Lot 15 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-867
205-6450 Telford Avenue	Strata Lot 16 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-875
206-6450 Telford Avenue	Strata Lot 17 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-883

ADDRESS	LEGAL DESCRIPTION	PID
207-6450 Telford Avenue	Strata Lot 18 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-905
208-6450 Telford Avenue	Strata Lot 19 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-913
209-6450 Telford Avenue	Strata Lot 20 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-930
210-6450 Telford Avenue	Strata Lot 21 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-948
211-6450 Telford Avenue	Strata Lot 22 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-956
301-6450 Telford Avenue	Strata Lot 23 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-972
302-6450 Telford Avenue	Strata Lot 24 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	000-636-541
303-6450 Telford Avenue	Strata Lot 25 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-981
304-6450 Telford Avenue	Strata Lot 26 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-450-999

ADDRESS	LEGAL DESCRIPTION	PID
305-6450 Telford Avenue	Strata Lot 27 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-451-014
306-6450 Telford Avenue	Strata Lot 28 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-451-057
307-6450 Telford Avenue	Strata Lot 29 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-451-081
308-6450 Telford Avenue	Strata Lot 30 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-451-103
309-6450 Telford Avenue	Strata Lot 31 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-451-111
310-6450 Telford Avenue	Strata Lot 32 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-451-120
311-6450 Telford Avenue	Strata Lot 33 District Lot 153 Group 1 New Westminster District Strata Plan Nw608 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-451-138
6486 Telford Avenue	Lot 5 District Lot 153 Group 1 New Westminster District Plan 1566	002-196-123
6488 Telford Avenue	Strata Lot 3 District Lot 153 Group 1 New Westminster District Strata Plan Nw1563 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-836-510
6490 Telford Avenue	Strata Lot 1 District Lot 153 Group 1 New Westminster District Strata Plan Nw1563 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-836-471

ADDRESS	LEGAL DESCRIPTION	PID
6494 Telford Avenue	Strata Lot 4 District Lot 153 Group 1 New Westminster District Strata Plan Nw1563 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-836-536
6496 Telford Avenue	Strata Lot 2 District Lot 153 Group 1 New Westminster District Strata Plan Nw1563 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-836-498
6498 Telford Avenue	Strata Lot 5 District Lot 153 Group 1 New Westminster District Strata Plan Nw1563 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	001-836-561
6508 Telford Avenue	Lot 7 District Lots 152 And 153 Group 1 New Westminster District Plan 1566	011-761-211

SCHEDULE A
REZONING REFERENCE #17-10016

ADDRESS	LEGAL DESCRIPTION	PID
6605 Royal Oak Avenue	Lot 15 Block 1 DL 152 Group 1 NWD Plan 1209	012-037-893
6607 Royal Oak Avenue	Lot 16 Block 1 DL 152 Group 1 NWD Plan 1209	012-037-907
6665 Royal Oak Avenue	Lot 17 Block 1 DL 152 Group 1 NWD Plan 1209	003-146-138