
TO: CITY MANAGER **DATE:** 2019 September 11

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 #18-13 Lot 64 District, Lot 153, Group 1, NWD Plan 26877

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District and RM4r Multiple Family Residential District)

Address: 6615 Telford Ave

Purpose: To permit the construction of a low/mid-rise rental apartment building and a high-rise strata apartment 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 #18-20 Lots 42-46, District Lot 153, Group 1, NWD Plan 1566

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM4s and RM4r Multiple Family Residential District, and RM5s and RM5r Multiple Family Residential District)

Address: 6620 Sussex Avenue

Purpose: To permit the construction of a single high-rise strata tower with a low-rise rental apartment 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 #19-26 Lot A District Lot 171 Group 1 New Westminster District Plan LMP45547

From: CD Comprehensive Development District (based on M2 General Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District)

Address: 6700 Southridge Drive

Purpose: To permit the construction of an additional building on the site for SkyTrain operations.

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 #19-28 Lot 101 District Lot 96 Group 1 New Westminster District Plan 52251

From: M5 Light Industrial District and M2 General Industrial District

To: CD Comprehensive Development District (based on RM3s and RM3r Multiple Family Residential District)

Address: 7465 Griffiths Drive

Purpose: To permit the construction of a multiple-family development with both a strata and rental component.

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 #19-30 Lot B Except: Part on Plan LMP49418, District Lot 119 Group 1 New Westminster
District Plan LMP45761

From: CD Comprehensive Development District (based on RM5 Multiple Family
Residential District, P3 Park and Public Use District, C3 and C3h General
Commercial District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family
Residential District, P3 Park and Public Use District, C3 and C3h General
Commercial District)

Address: 1901 Rosser Ave and 4399 Lougheed Hwy

Purpose: To permit all commercial uses as outlined in the C3 General Commercial District.

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 #19-31 The East 149 Feet of Lot 2, District Lot 70, Group 1, NWDP 3824, Except Plans
64206, 33546, and EPP6300

From: C6 Gasoline Service Station District

To: CD Comprehensive Development District (based on C6b Gasoline Service Station
District and C2 Community Commercial District)

Address: 4487 Canada Way

Purpose: To permit the construction of a new restaurant and a larger convenience store for the
existing gasoline service station.

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 #19-32 Lot 45, District Lot 186, Group 1, NWD Plan 40140

From: CD Comprehensive Development District (based on RM4 Multiple Family Residential District, P5 Community Institutional District, C1 Neighbourhood Commercial District, and R5 Residential District)

To: Amended CD Comprehensive Development District (based on RM5r Multiple Family Residential District, P5 Community Institutional District, C1 Neighbourhood Commercial District, and R5 Residential District)

Address: 3755 McGill Street

Purpose: To permit senior's supportive housing.

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 #19-34 Portion of Lot 4 District Lots 163 and 165 Group 1 New Westminster District Plan EPP49841

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 and M5 Light Industrial District)

Address: Portion of 5085 North Fraser Way

Purpose: To permit exterior changes to the building's west elevation.

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 #19-35 Lot B, Except Part in Plan BCP2559, DL 119 Group 1, New Westminster District Plan 11285

From: CD Comprehensive Development District (based on C4 Service Commercial District and the Brentwood Town Centre Development Plan guidelines)

To: CD Comprehensive Development District (based on C4 Service Commercial District and the Brentwood Town Centre Development Plan guidelines)

Address: 4265 Lougheed Highway.

Purpose: To permit the establishment of a Mixed-Use Development Concept for the subject site, and a Community Plan Amendment for Mixed-Use Development for the area bounded by Madison Avenue / Douglas Road, Gilmore Avenue and Lougheed Highway

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 #19-37 Lot 1, District Lot 155B and 155C, NWD Plan BCP24486, and
 Lot 2, District Lot 155B, Group 1, NWD Plan, BCP24486

From: CD Comprehensive Development District (based on C2 Community Commercial District)

To: Amended CD Comprehensive Development District (based on C2 Community Commercial District, Byrne Road and Marine Way Development Plan, and Big Bend Development Plan as guidelines)

Address: 5751 Marine Way

Purpose: To permit general commercial uses in the existing specialized retail 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.

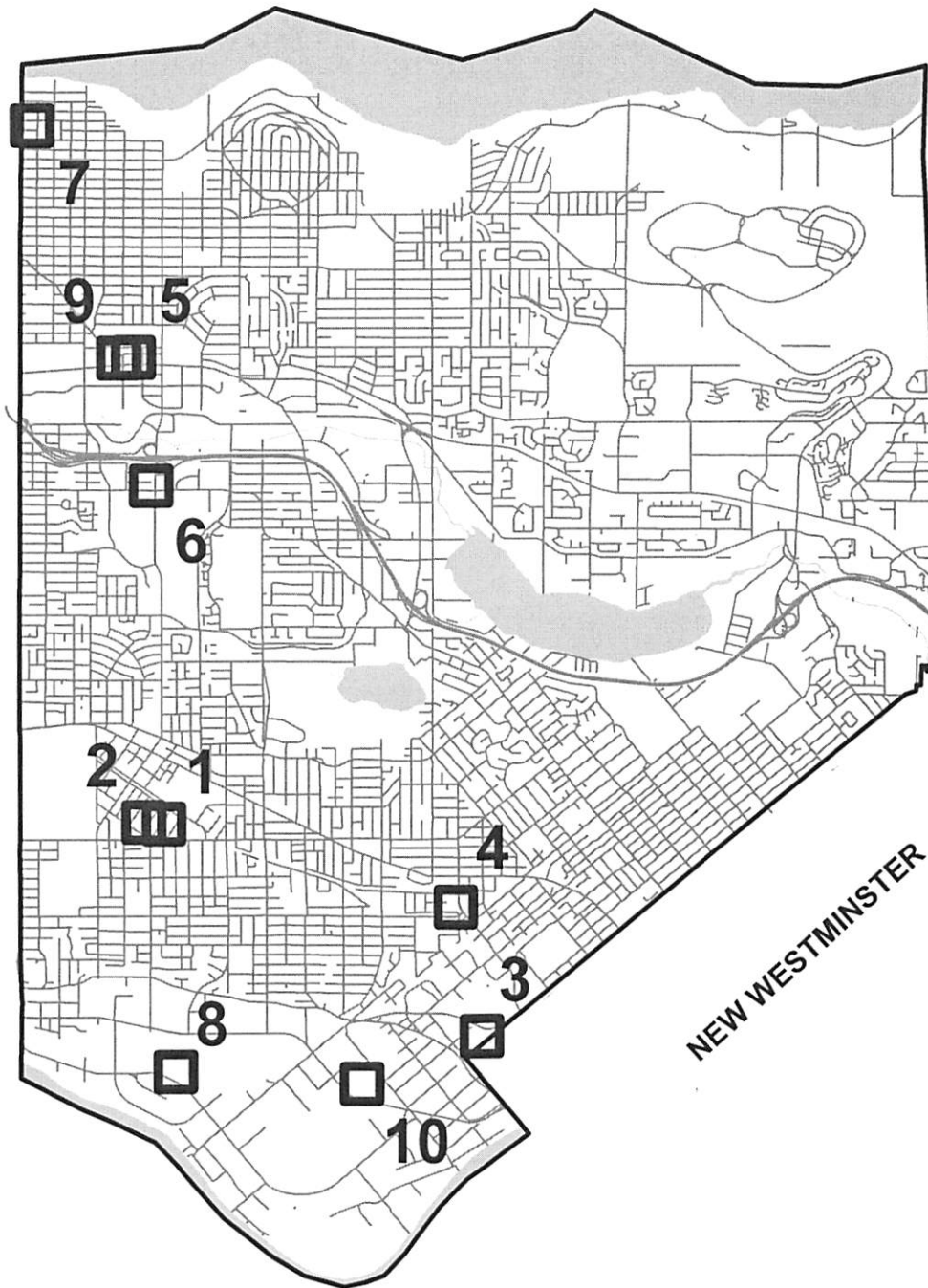


E.W. Kozak, Director
PLANNING AND BUILDING

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Attachments

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:
SEP 11 2019

SCALE:
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DRAWN BY:
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REZONING SERIES - 2019 SEPTEMBER