

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 January 25

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 #16-54 Lots 2, 3 and 4, Block 44, DL 98, Group 1, NWD Plan 2066

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines)

Address: 5168, 5180 and 5192 Sidley Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a townhouse development of up to three-storeys with full underground parking.

RECOMMENDATIONS

1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 4.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
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 #02 Application for the Rezoning of:
Rez #16-55 Lot 1, DL 74, Group 1, NWD Plan 77777

From: M2 General Industrial District and M6 Truck Terminal District

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

Address: 5495 Regent Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of multi-tenant industrial 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 #03 Application for the rezoning of:
Rez #16-56 Lot 2, DLs' 162, 163 and 165, Group 1, NWD Plan LMP40993 Except Plans LMP46623, BCP47255 and EPP30960

From: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, P8 Parking District and Glenlyon Concept Plan as guidelines)

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

Address: Portion of 5115 North Fraser Way

Purpose: The purpose of the proposed rezoning bylaw amendment is 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 #04 Application for the Rezoning of:
Rez #16-57 Lot 104, DL 42, Group 1, NWD Plan 45236

From: M5 Light Industrial District

To: CD Comprehensive Development District (based on M5r Light Industrial District)

Address: A Portion of 7650, 7652 and 7654 Winston Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to bring the existing restaurant (El Comal Mexican restaurant) into compliance with the Zoning Bylaw, to serve the day-to-day needs of adjacent industrial developments and their employees.

RECOMMENDATION

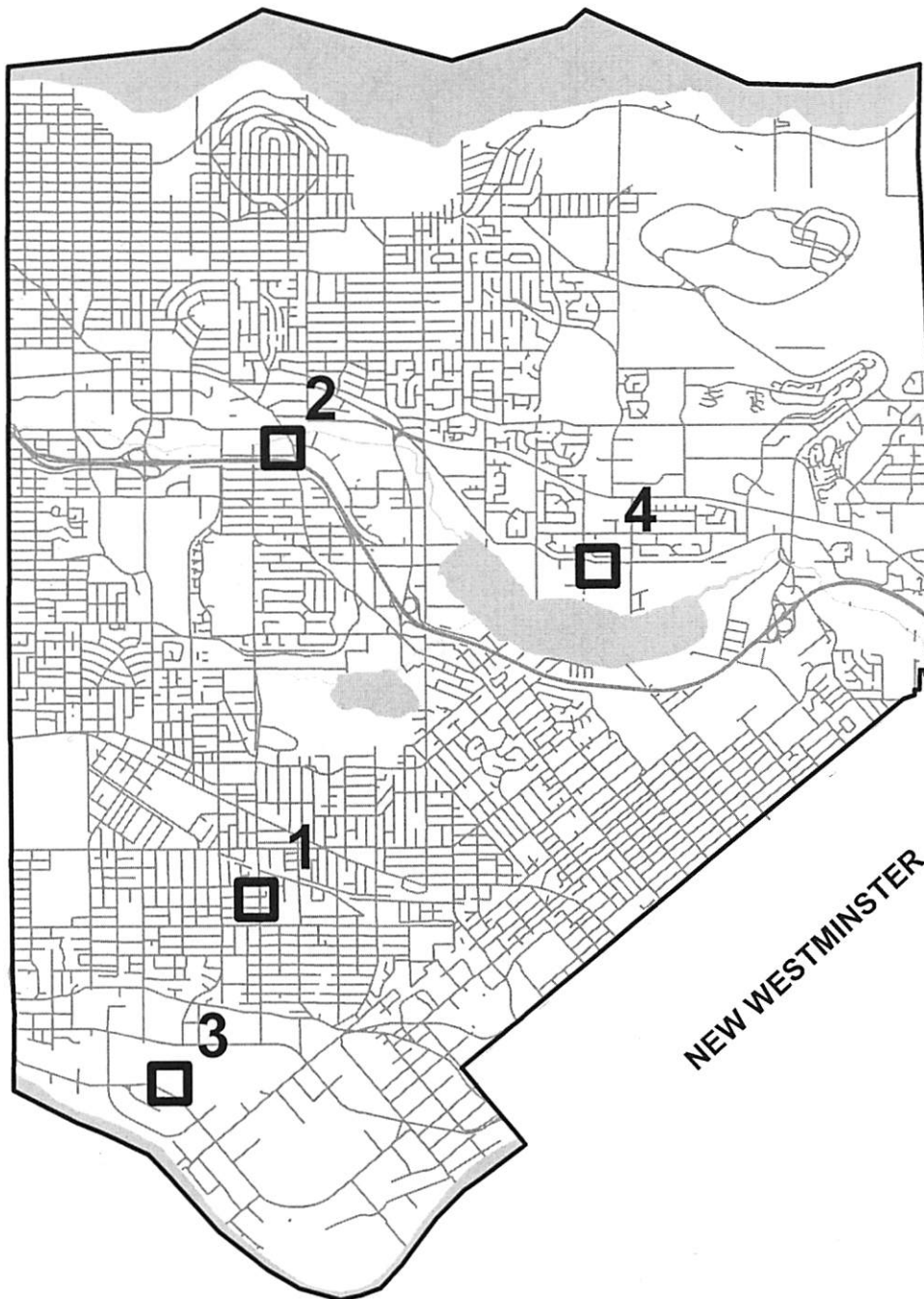
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.


Lou Pelletier, Director
PLANNING AND BUILDING

:spf

Attachments

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:
JAN 23 2017

SCALE:
1:75,000

DRAWN BY:
AY

REZONING SERIES - 2017 JANUARY