



Item
Meeting.....2020 February 10

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2020 February 05
FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 01
Reference: Rez Series
SUBJECT: REZONING APPLICATIONS
PURPOSE: To submit a new rezoning application series for the information of Council.

Council consideration of the recommendations contained within the individual report is requested. A short form notation of the report recommendations is also outlined below for the convenience of Council.

Item #01 Application for the Rezoning of:
Rez #19-29 Lot 1 District Lots 147 and 211 Group 1 New Westminster District Plan EPP78960

From: CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)

To: Amended CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)

Address: 9682 University Crescent

Purpose: The permit four multiple-family residential buildings, atop three levels of 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 #19-63 Strata Lot 1, District Lot 28, Group 1, NWD Strata Plan NW2348, Together with an Interest in the Common Property in Proportion to the unit Entitlement of the Strata Lot as Shown on Form 1

From: C2 Community Commercial District

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

Address: 7755 6th Street

Purpose: The 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 #03 Application for the Rezoning of:
Rez #19-64 See *attached* Schedule A

From: C3 General Commercial District and R5 Residential District

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

Address: 4653, 4669, 4673 Kingsway, 4638, 4646, 4654, 4662, 4670 Hazel Street, and portion of lane right-of-way

Purpose: To permit the construction of a high-density mixed-use development with strata residential, non-market rental, market rental, office and retail uses, with underground parking.

RECOMMENDATIONS

1. **THAT** the sale of City-owned road 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.
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 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 #19-66 Lot 3 DL 119, Group 7, New Westminster District Plan EPP70913

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s, RM5r Multiple Family Residential District and C3, C3f General Commercial District and the Brentwood Town Centre Development Plan as guidelines)

Address: 4180 Lougheed Highway

Purpose: To permit the construction of a high-rise strata building, a high-rise rental building, commercial podium, and underground parking in accordance with the Gilmore Place Master Plan; and, to amend the Gilmore Place Master Plan.

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 #19-67 Lot A and Lot B District Lot 125 Group 1 New Westminster District Plan EPP67373

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C1 Neighbourhood Commercial District and Brentwood Town Centre Development Plan)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C1 Neighbourhood Commercial District and Brentwood Town Centre Development Plan)

Address: 5311 and 5333 Goring Street

Purpose: To add architectural LED lighting on the southwest frontage of two high-rise residential towers approved under Rezoning Reference #15-40.

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 #19-68 Lot 150, District Lots 32 and 152, Group 1, NWD Plan 45513

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

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

Address: 5021 Kingsway

Purpose: To permit the establishment of a child care facility on the subject property.

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 #19-69 Strata Lot 158, DL 125, Group 1, NWD Strata Plan NW2020 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

From: CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District, and Brentwood Town Centre Community Plan guidelines)

Address: 5061 Anola Drive

Purpose: To permit the establishment a before and after school child care facility.

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 #19-70 Lot "F", District Lot 95, Group 1, NWD Plan 12860; Strata Lots 1 and 2, District Lot 95, Plan BCS763; and Strata Lots 1 and 2, District Lot 95, Plan NWS2412

From: R5 Residential District

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

Address: 7109 18th Avenue and 7358, 7360, 7376, 7378 18th Street

Purpose: To permit a high-density residential multiple-family development with strata and rental uses.

RECOMMENDATIONS

1. **THAT** the sale of City-owned road right-of-way for inclusion within the subject development site, in accordance with the terms outlined in Section 5.4 of this report, be approved in principle and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 5.4 of this report contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
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.

Item #09 Application for the Rezoning of:
Rez #19-71 Lot 1, DL 165, Group 1, NWD Plan LMP42789

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

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Big Bend Development Plan guidelines)

Address: 4560 Tillicum Street

Purpose: To permit an expansion of the floor area of 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 #10 Application for the Rezoning of:
Rez #19-72 Parcel "One" (539615E) Except: Part on SRW Plan 21111 Parcel "K" (Plan with Fee Deposited No. 16405F), Lots 1 and 8, DL 4, Group 1, NWDP 845

From: CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, C4 Service Commercial District as guidelines)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines)

Address: 9601 Lougheed Highway

Purpose: To permit the construction of a mixed-use building that includes a commercial podium and a high-rise residential component with 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.



E.W. Kozak, Director
PLANNING AND BUILDING

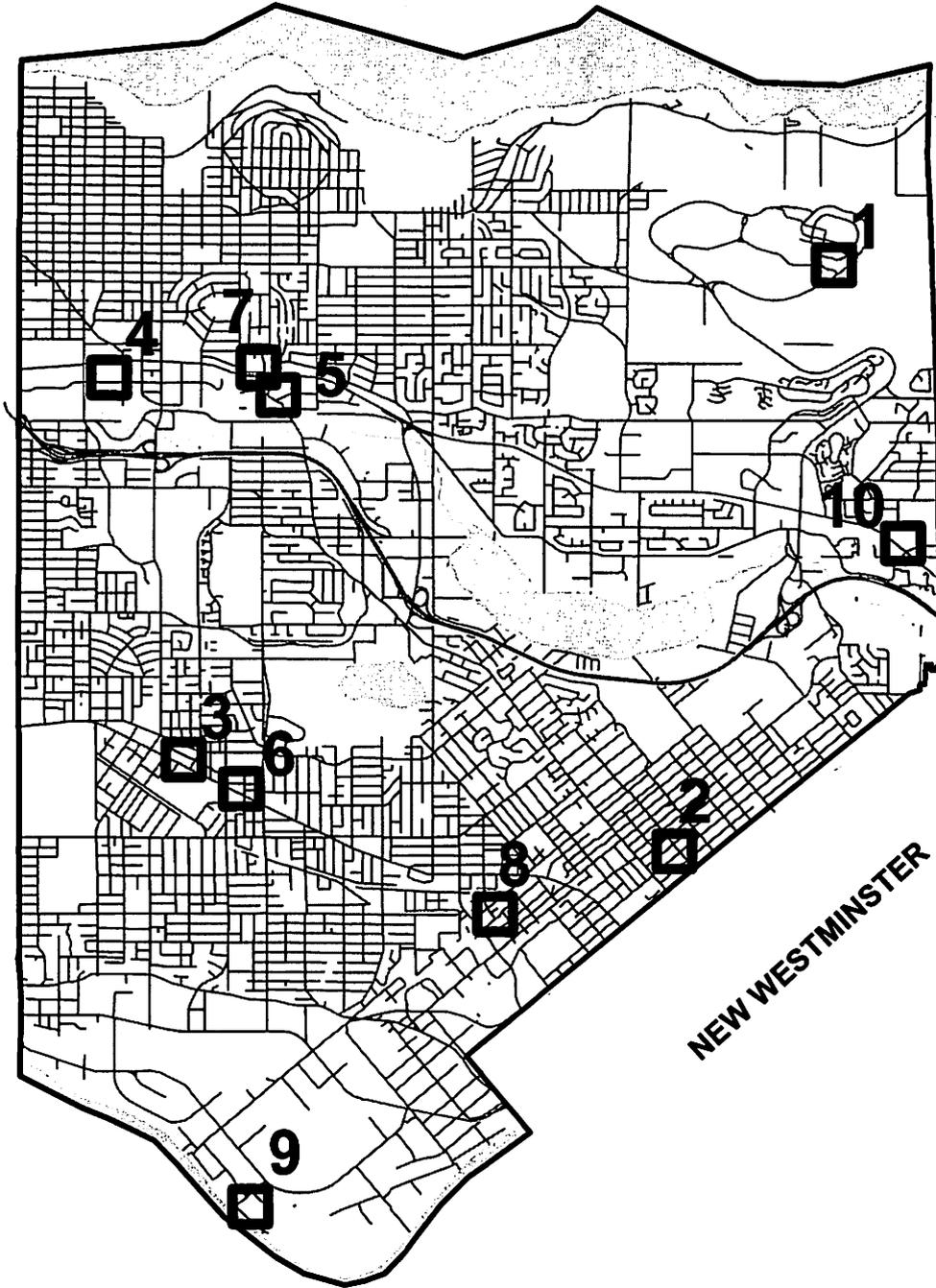
:tn

Attachment

SCHEDULE A
REZONING 19-64

ADDRESS	LEGAL DESCRIPTION	PID
4638 Hazel Street	Lot 19 District Lot 153 Group 1 New Westminster District Plan 8362	011-307-951
4646 Hazel Street	Lot 20 District Lot 153 Group 1 New Westminster District Plan 8362	007-845-308
4654 Hazel Street	Lot "A" District Lot 153 Group 1 New Westminster District Plan 21775	010-522-611
4662 Hazel Street	Lot "B" District Lot 153 Group 1 New Westminster District Plan 21775	002-740-681
4670 Hazel Street	Lot 20 District Lot 153 Group 1 New Westminster District Plan 1768	012-371-688
4653 Kingsway	Parcel A District Lot 153 Group 1 New Westminster District Reference Plan 70310	002-242-664
4669 Kingsway	Parcel "C" (Explanatory Plan 10925) Lot 3 District Lot 153 Group 1 New Westminster District Plan 5957	002-242-664
4673 Kingsway	Lot 3 Except: Parcel "C" (Explanatory Plan 10925); District Lot 153 Group 1 New Westminster District Plan 5957	002-242-664

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



Date:
FEB 05 2020

scale:
1:75,000

Drawn By:
RW

REZONING SERIES - FEBRUARY 2020