



Item
Meeting..... 2020 Sept 28

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2020 September 23

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 reports 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 #20-10 Lot 112 District Lot 11 Group 1 New Westminster District Plan 72024

From: CD Comprehensive Development District (based on P5 Community Institutional District)

To: Amended CD Comprehensive Development District (based on P5 Community Institutional District and George Derby Community Plan as guidelines)

Address: 7550 Cumberland Street

Purpose: To permit the construction of a six storey affordable rental housing facility containing 121 dwelling units for seniors.

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 #20-11 Lot 112 District Lot 11 Group 1 New Westminster District Plan 72024

From: CD Comprehensive Development District (based on P5 Community Institutional District)

To: Amended CD Comprehensive Development District (based on P5 Community Institutional District and George Derby Community Plan as guidelines)

Address: 7550 Cumberland Street

Purpose: To permit the construction of a six-storey supportive housing facility, containing 120 living units.

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 #20-14 North Half Lot 3, Block 6, District Lot 98, Group 1, NWP 1503;
Parcel 1, District Lot 98, Group 1, NWP LMP42986;
Parcel 2, District Lot 98, Group 1, NWP LMP43130

From: M4 Special Industrial District

To: CD Comprehensive Development District (based on C9, C9r Urban Village District, RM3, RM3r Multiple Family Residential District, and Royal Oak Community Plan as guidelines)

Address: 6837, 6857 and 6875 Royal Oak Avenue

Purpose: To permit the development of non-market housing with retail at grade.

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 #20-15 See *attached* Schedule A

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District, and Central Administrative Area Plan as guidelines)

Address: 5912, 5924, 5938, 5946, 5958, 5968, 5978, and 5988 Sunset Street, and 5907, 5919, 5931, 5941, 5951, 5969, 5979, and 5989 Kincaid Street

Purpose: To permit the development of non-market housing for seniors.

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 #20-16 Lot 7, District Lots 171, and 155a Group 1, New Westminster District Plan LMP30202

From: CD Comprehensive Development District (based on RM2 Multiple Family Residential District as guidelines)

To: Amended CD Comprehensive Development District (based on RM2, RM2r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines)

Address: 6488 Byrnespark Drive

Purpose: To permit the development of general non-market 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 #06 Application for the Rezoning of:
Rez #20-17 See *attached* Schedule A

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3r Multiple Family Residential District and the Edmonds Town Centre Plan as guidelines)

Address: 6365 Stride Avenue and Portions of 6370, 6380, 6428, 6448 Stride Avenue and 7514 Bevan Street

Purpose: To permit the development of two non-market rental apartment 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.



E.W. Kozak, Director
PLANNING AND BUILDING

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Attachment

P:\49500 Rezoning\01 Rezoning Series\2020\Rezoning Series Cover Report 2020.09.28.docx

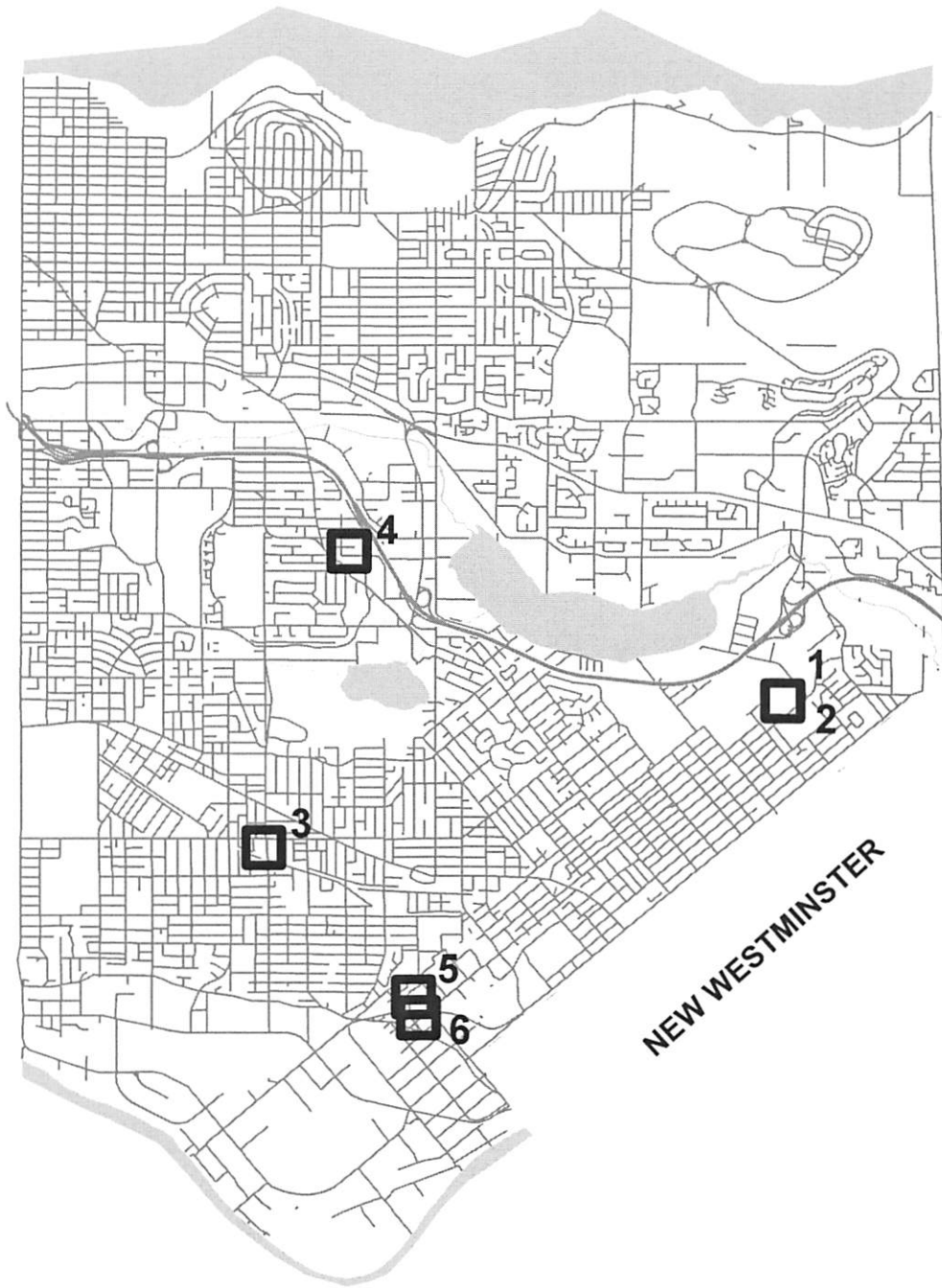
REZONING REFERENCE #20-15 SCHEDULE A

ADDRESS	PID	LEGAL DESCRIPTION
5912 Sunset Street	012-409-511	Lot 28, District Lot 80, Group 1, New Westminster District Plan 1892
5924 Sunset Street	012-409-545	Lot 29, District Lot 80, Group 1, New Westminster District Plan 1892
5938 Sunset Street	012-409-618	Lot 30, District Lot 80, Group 1, New Westminster District Plan 1892
5946 Sunset Street	012-409-669	Lot 31, District Lot 80, Group 1, New Westminster District Plan 1892
5958 Sunset Street	012-409-707	Lot 32, District Lot 80, Group 1, New Westminster District Plan 1892
5968 Sunset Street	012-409-138	Lot 7, District Lot 80, Group 1, New Westminster District Plan 1891
5978 Sunset Street	012-409-146	Lot 8, District Lot 80, Group 1, New Westminster District Plan 1891
5988 Sunset Street	012-409-189	Lot 9, District Lot 8,0 Group 1, New Westminster District Plan 1891
5907 Kincaid Street	002-842-351	Lot 37, District Lot 80, Group 1, New Westminster District Plan 1892
5919 Kincaid Street	002-840-910	Lot 36, District Lot 80, Group 1, New Westminster District Plan 1892
5931 Kincaid Street	001-775-219	Lot 35, District Lot 80, Group 1, New Westminster District Plan 1892
5941 Kincaid Street	001-775-201	Lot 34, District Lot 80, Group 1, New Westminster District Plan 1892
5969 Kincaid Street	012-409-308	Lot 12, District Lot 80, Group 1, New Westminster District Plan 1891
5979 Kincaid Street	012-409-260	Lot 11, District Lot 80, Group 1, New Westminster District Plan 1891
5989 Kincaid Street	012-409-227	Lot 10, District Lot 80, Group 1, New Westminster District Plan 1891

REZONING REFERENCE 20-17
SCHEDULE A

ADDRESS	PID	LEGAL DESCRIPTION
6365 Stride Avenue	023-546-361	Lot 9, District Lot 155a, Group 1, New Westminster District Plan LMP 30202
A Portion of 6370 Stride Avenue	003-275-019	Lot 37, District Lot 155 "A", Group 1, New Westminster District Plan 24105
A Portion of 6380 Stride Avenue	009-299-971	Lot 38, District Lot 155 "A", Group 1, New Westminster District Plan 24105
A Portion of 6428 Stride Avenue	012-162-655	Lot 3, Block 6a, District Lot 155a, Group 1, New Westminster District Plan 1425
A Portion of 6448 Stride Avenue	002-818-159	Lot 4, Block 6a, District Lot 155a, Group 1, New Westminster District Plan 1425
A Portion of 7514 Bevan Street	004-538-099	Lot 1, District Lot 155a, Group 1, New Westminster District Plan 14019

VANCOUVER



PORT MOODY
COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



Date:
SEPT 28 2020

scale:
1:75,000

Drawn By:
RW

REZONING SERIES - 2020 SEPTEMBER