



Item
Meeting.....2020 Oct 05

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2020 September 30

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 Lot 293, DL 33, Group 1, NWD Plan 53610
#17-10008 Lot 101, DL 33, Group 1, NWD Plan 25477

From: RM3 Multiple Family Residential District

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

Address: 5777 Willingdon Avenue and 4475 Grange Street

Purpose: To permit the construction of a high-rise residential building consisting of market strata and market rental units, and a mid-rise replacement rental 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 #20-19 See *attached* Schedule A

From: M1 Manufacturing District

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

Address: 2410, 2430, and a portion of 2350 Willingdon Avenue

Purpose: To permit construction of a high-rise market residential building and two non-market residential rental buildings, comprising Phase 3 of the Grove 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 #03 Application for the Rezoning of:
Rez #20-20 Lot 74, DL 75, Group 1, NWD Plan 54137

From: M6 Truck Terminal District

To: M2 General Industrial District

Address: 2864 Norland Avenue

Purpose: To permit the use of the property for storage and maintenance of construction equipment.

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 #20-23 Lot 7, Block 16, DL 116, NWD Plan 1236

From: RM6 Hastings Village Multiple Family Residential District

To: CD Comprehensive Development District (based on RM6 Multiple Family Residential District and Hastings Street Area Plan guidelines)

Address: 3768 Pender Street

Purpose: To permit the construction of a four-unit multiple family 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 #05 Application for the Rezoning of:
Rez #20-24 Lot 9 Except: North 16 ½ Feet Being Measured At Right Angles to the North Boundary; District Lot 96 Group 1 New Westminster District Plan 1740

From: C4 Service Commercial District

To: CD Comprehensive Development District (based on C4 and C4f Service Commercial District and the Edmonds Town Centre Plan as guidelines)

Address: 6462 Kingsway – Units #102/103

Purpose: To permit Solo Karaoke to operate as a liquor license establishment.

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 #20-25 Lot 1 District Lots 32, 152 and 153 Group 1 New Westminster District Plan
EPP76863

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

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

Address: 4754 Kingsway

Purpose: To permit changes to the approved plan of development related to commercial floor area, amenity spaces and residential unit mix..

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

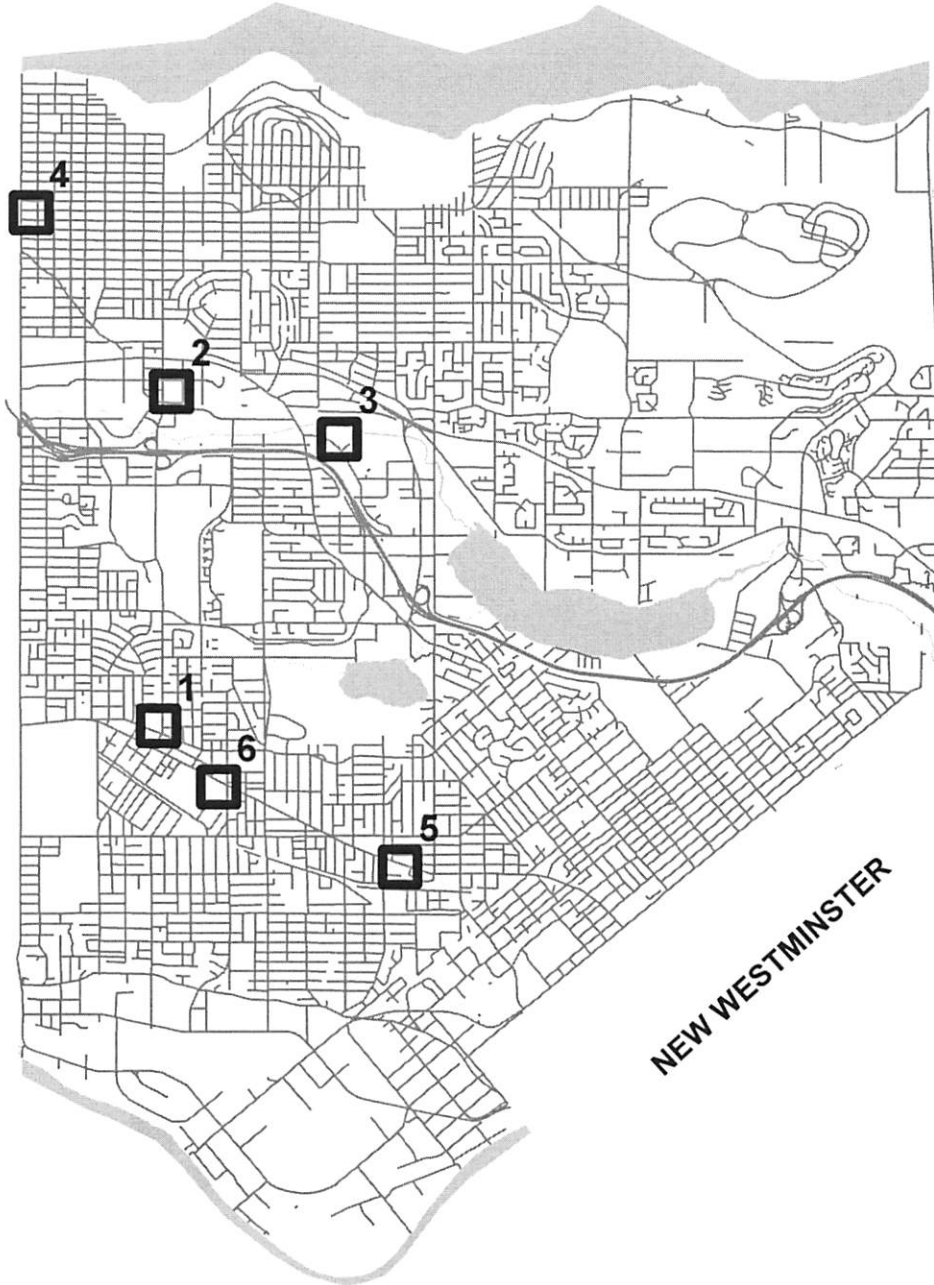
cc: Realty and Lands

SCHEDULE A

REZONING #20-19: The Grove Phase Three Brentwood Town Centre Development Plan

ADDRESS	LEGAL DESCRIPTION	PID
2410 Willingdon Avenue	North Half Lot 25 Except: the West 33 Feet; DL 124, Group 1, NWD Plan 3343	010-995-625
2430 Willingdon Avenue	Southern Half Lot 25 Except: Firstly: the West 33 Feet Secondly: the East 30 Feet; DL 124, Group 1, NWD Plan 3343	010-995-617
A portion of 2350 Willingdon Avenue	A portion of Lot 121, DL 124, Group 1, NWD Plan 35225	002-305-712

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



Date:
OCT 05 2020

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1:75,000

Drawn By:
RW

REZONING SERIES - 2020 OCTOBER