



Item
Meeting.....2021 February 08

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2021 February 03
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 #20-31 Lot 29, DL 28, Group 1, NWD Plan 632

From: C4 Service Commercial District

To: CD Comprehensive Development District (based on C9 Urban Village Commercial District as a guideline)

Address: 7330 Sixth Street

Purpose: To permit the construction of a mixed-use commercial and residential development.

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 #20-32 **Schedule A (attached)**

From: P2 Administration and Assembly District, P3 Park and Public Use District, and Comprehensive Development District (based on RM5 Multiple Family Residential District)

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C3 General Commercial District, P3 Park and Public Use District and the Edmonds Town Centre Plan as guidelines)

Address: 7252, 7264, 7282 Kingsway, and 7255 Edmonds Street

Purpose: To establish a master plan and development guidelines for the four publically owned lots at the southwest corner of Kingsway and Edmonds, as well as to initiate a community plan amendment to permit high-density mixed-use development on the subject site.

RECOMMENDATIONS

- 1. **THAT** Council authorize staff to undertake an amendment to the Edmonds Town Centre Plan as outlined in Section 4.1 of this report.
- 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 #03 Application for the Rezoning of:
Rez #20-33 Lot 1, District Lot: 74, Plan EPP107526

From: R3 Residential District

To: P1 Neighbourhood Institutional District

Address: 5146 Laurel Street

Purpose: To permit the establishment of a two-storey seminary 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 #04 Application for the Rezoning of:
Rez #20-34 Lots 21 and 22, DL 80, NWD Plan 1892

From: R4 Residential District

To: CD Comprehensive Development District (based on RM2r Multiple Family Residential District as guidelines)

Address: 3873 Godwin Avenue and 5867 Sunset Street

Purpose: To permit the construction of a 20 unit non-market rental development.

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 #20-35 Lot 46, DL119, Group 1, NWD Plan 40447, and Block 13, DL119, Group 1, NWD Plan 2855, Except Plans 40447 and EPP41113

From: M1 Manufacturing District and M2 General Industrial District

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

Address: 2300 Madison Avenue and BC Hydro 165 Right-of-Way

Purpose: To permit the construction of a high-density multiple-family residential development with market strata and non-market rental uses.

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 #20-36 Lot 4, Block 9, District Lot 98, Group 1, NWD Plan 8184
Lot 1, District Lot 98, Group 1, NWD Plan 4299

From: M4 Special Industrial District

To: CD Comprehensive Development District (based on RM3 and RM3r Multiple Family Residential Districts)

Address: 5044 and 5056 Imperial Street

Purpose: To permit the construction of a multiple-family development.

RECOMMENDATIONS

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.
2. **THAT** a copy of this report be sent to the property owners at 5068, 5080, and 5092 Imperial Street for information.

Item #07 Application for the Rezoning of:
Rez #20-37 Lot 3 District Lot 124 Group 1 New Westminster District Plan EPP59173 Except Air Space Plan EPP65160

From: CD Comprehensive Development District (based on C3 General Commercial District, RM4s and RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines)

To: Amended CD Comprehensive Development District (based on C3 and C3i General Commercial Districts and Brentwood Town Centre Development Plan as guidelines)

Address: #2 – 4615 Lougheed Highway

Purpose: To permit a government cannabis store.

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 #20-38 Lot 1 District Lot 155B Group 1 New Westminster District Plan BCP21081

From: CD Comprehensive Development District (based on C2 Community Commercial District and C7 Drive-In Restaurant District)

To: Amended CD Comprehensive Development District (based on C2 and C2i Community Commercial Districts and C7 Drive-In Restaurant District)

Address: 7300 Market Crossing

Purpose: To permit a government cannabis store.

RECOMMENDATIONS

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.
2. **THAT** staff amend the 2020 Government Cannabis Store Guidelines as noted in Section 5.2 of this report.
3. **THAT** Council authorize staff to prepare a separate report to recommend amendments to the 2020 Government Cannabis Store Guidelines as described in Section 5.2 of this report.

Item #09 Application for the Rezoning of:
Rez #21-01 Portion of Lot A, DL 53, Group 1, NWD Plan EPP53090, Except Plan EPP61185

From: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts and C2 Community Commercial District)

To: Amended CD Comprehensive Development District (based on RM5/RM5r Multiple Family Residential Districts, Southgate Neighbourhood Master Plan, and Edmonds Town Centre Plan guidelines)

Address: Portion of 7201 11th Avenue

Purpose: To permit construction of a market residential development, and amendment to the Southgate Master Plan.

RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized 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.

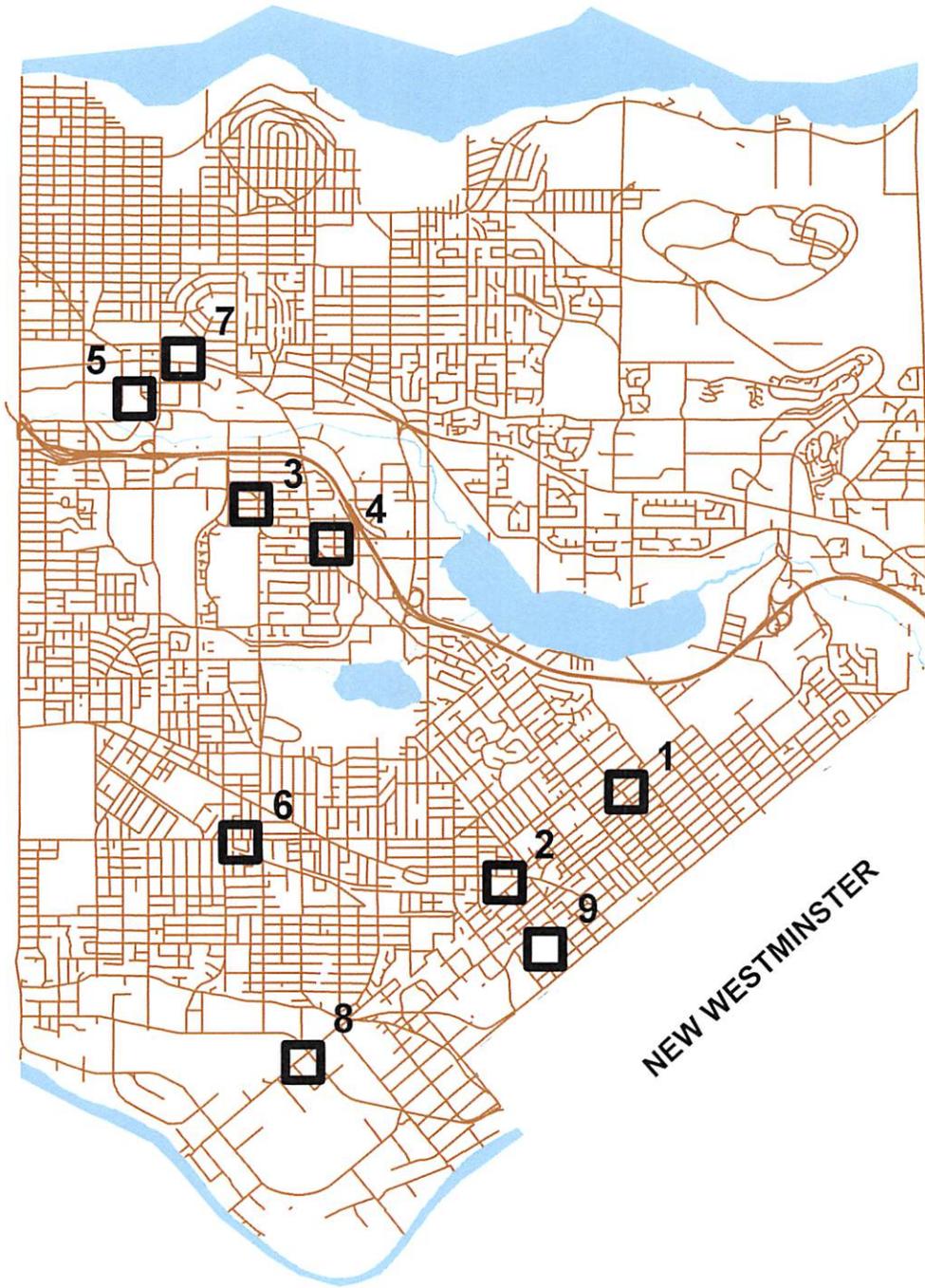

E. W. Kozak, Director
PLANNING AND BUILDING

:jz

Attachments

cc: Realty and Lands

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



Date:
JAN 21 2021

Scale:
1:75,000

Drawn By:
JS

REZONING SERIES - 2021 FEBRUARY

SCHEDULE A

REZONING #20-32: Kingsway and Edmonds Master Plan Edmonds Town Centre Plan

ADDRESS	LEGAL DESCRIPTION	PID
7252 Kingsway	Lot 192 Except: Part Subdivided by Plan 48429; DL 95, Group 1, NWD Plan 37840	008-458-839
7264 Kingsway	Lot 201, DL 95, Group 1, NWD Plan 48429	002-534-631
7282 Kingsway	Lot 199, DL 95, Group 1, NWD Plan 48260	002-508-087
7255 Edmonds	Parcel 2 (Reference Plan 60330) Except: Part Road on Plan LMP44291; DL 95, Group 1, NWD	003-033-201