

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a high-rise tower with residential strata, market and non-market rental, hotel, office and retail 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 #03 Application for the rezoning of:
Rez #21-14 Lot A, Block 59 and 64, DL 218, NWD Plan 1289

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

To: Amended CD Comprehensive Development District (based on P5 Community Institutional District and RM3 Multiple Family Residential District as guidelines)

Address: 6005 Pandora Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a non-market senior citizens and 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 #04 Application for the rezoning of:
Rez #21-15 Lot 53, DL 4, Group 1, NWDP 31308, Except Reference Plan 34875, Plans LMP52627 and EPP10715

From: C4 Service Commercial District

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

Address: 3965 North Road

Purpose: The purpose of the proposed rezoning bylaw amendment is 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.

Item #05 Application for the rezoning of:
Rez #21-16 West 50 feet, Block 4, District Lot 94, Group 1, NWD Plan 720
Lot 8 Except: the West 50 feet; District Lot 94, Group 1, NWD Plan 720
Lot 1, District Lot 94, Group 1, NWD Plan 6178

From: C4 Service Commercial District

To: CD Comprehensive Development District (based on C9 Urban Village District)

Address: 5292 and 5318 Kingsway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a six-storey mixed-use 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 of 5204, 5224, 5242, 5276, and 5400 Kingsway for information.

Item #06 Application for the rezoning of:
Rez #21-17 Lot 127, DL 124, Group 1, NWD Plan 51872

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

To: Amended CD Comprehensive Development District (based on M1 Manufacturing District as a guideline)

Address: 2505 Eastbrook Parkway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the redevelopment of the property for an automotive dealership and service centre.

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 #21-18 Lot A, District Lot 165, Group 1, NWD Plan EPP91534
Lot 2, District Lot 165, Group 1, NWD Plan BCP47254 Except Plan EPP79251 and EPP91534

From: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial 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: 9788 and 9702 Glenlyon Parkway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit additional vehicle parking on the subject site.

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 #21-19 Lot 82, Group 1, DL 151, NWD Plan 30659
Lot 83, Group 1, DL 151, NWD Plan 30753

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM4s and RM4r Multiple Family Residential Districts as guidelines)

Address: 6622 – 6688 Willingdon Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a high-rise residential strata building, with low-rise market and non-market rental component.

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.



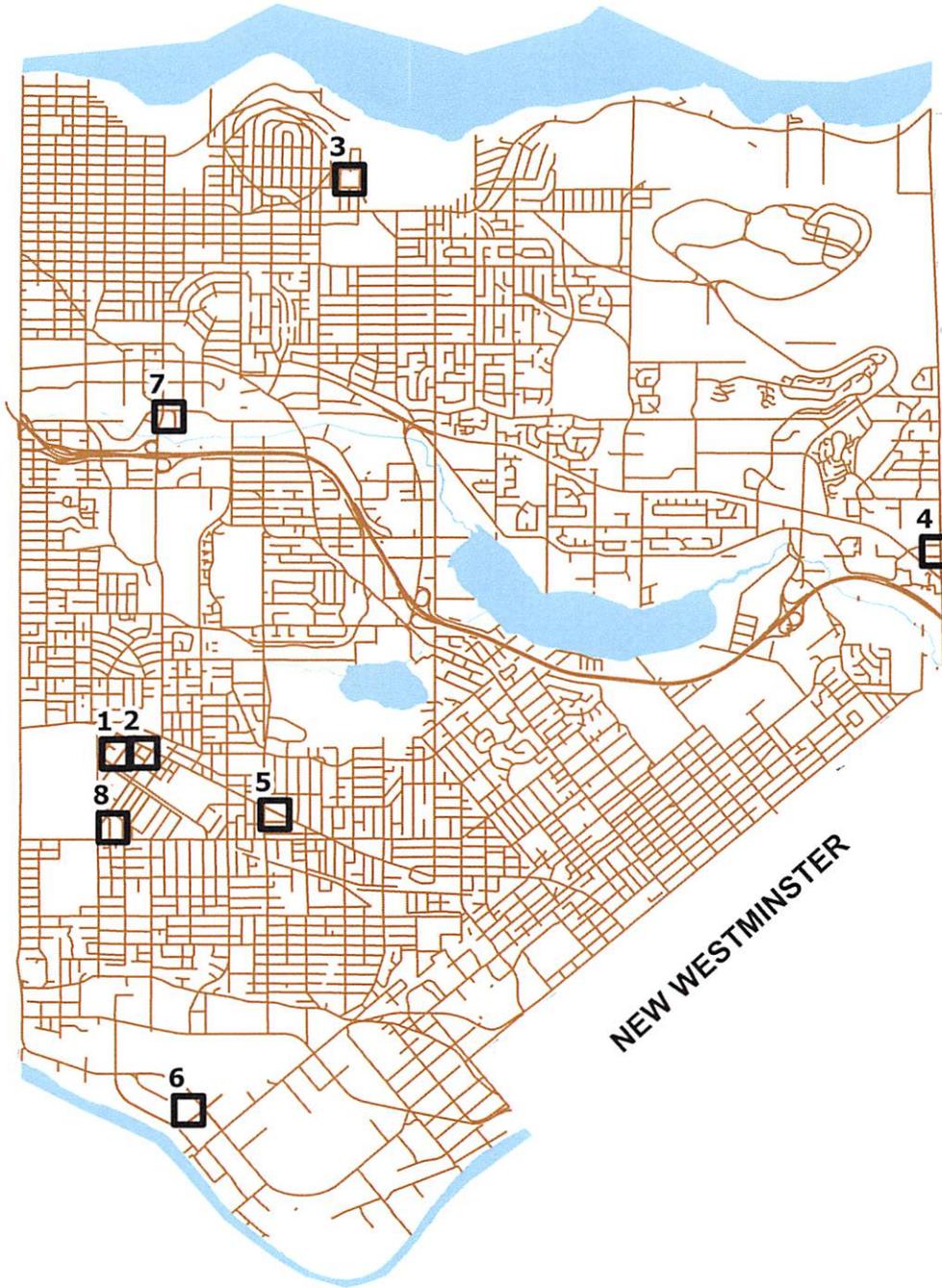
E.W. Kozak, Director
PLANNING AND BUILDING

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Attachments

cc: Realty and Lands

VANCOUVER



PORT MOODY
COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



Date:
MAY 13 2021

Scale:
1:75,000

Drawn By:
RW

REZONING SERIES - 2021 JUNE