

TO: CHIEF ADMINISTRATIVE OFFICER 2022 December 07

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: REZONING REFERENCE #22-34
Change of Use on CD Plan
City of Lougheed Phase 1 Commercial Podium

ADDRESS: 9861 Austin Road (see *attached* Sketches #1 and #2)

LEGAL: Lot 1, District Lot 4 Group 1 New Westminster District Plan EPP60170

FROM: CD Comprehensive Development District (based on C3 Community Commercial District and RM5s Multiple Family Residential District)

TO: Amended CD Comprehensive Development District (based on C3 Community Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled “City of Lougheed Phase 1 Change of Use Rezoning” prepared by GBL Architects)

APPLICANT: Shape Properties Ltd.
2020 One Bentall Centre
Box 206, 505 Burrard Street
Vancouver, BC V7X 1M6
Attention: Patrick Hunter

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2023 January 31.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 December 12, and to a Public Hearing on 2023 January 31 at 6:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit an amendment to the Comprehensive Development Plan for City of Lougheed Phase 1 commercial podium approved under Rezoning Reference #15-28 in order to permit minor changes to the commercial uses. No new development is proposed through this rezoning application.

2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the following policies and plans adopted by Council: Regional Context Statement (2013), Corporate Strategic Plan (2022), Official Community Plan (1998), Lougheed Town Centre Plan (1997), Lougheed Core Area Master Plan (2016), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Climate Action Framework (2020), and Transportation Plan (2021).

3.0 BACKGROUND INFORMATION

3.1 The City of Lougheed Phase 1 site is located at 9861 Austin Road, at the northwest corner of Austin Road and North Road, within the Lougheed Core Area Master Plan of the Lougheed Town Centre Plan (see *attached* Sketches #1 and #2). The Lougheed Core Area Master Plan was adopted by Council under Rezoning Reference #15-23.

3.2 The adopted plan identifies the Core Area Master Plan neighbourhood as high density mixed-use neighbourhood, with highly animated street frontages, characterized by active shops, restaurants and cafes, supported by high-density office and residential uses.

To the north and west is the existing Lougheed Mall and related parking facilities. To the east, across North Road in the City of Coquitlam, are a mix of high density mixed-use developments and low rise commercial and multiple-family developments that are planned for future higher density mixed-use development. Directly to the south of the subject site across Austin Road are existing commercial uses on two sites that are the subjects of Rezoning References #18-32 and #21-15 for high density mixed-use developments, with the Lougheed Town Centre SkyTrain Station and bus exchange slightly beyond to the southwest, across Gatineau Place.

3.3 On 2016 August 29, Council granted Final Adoption to Rezoning Reference #15-23, which established the Lougheed Town Centre Core Area Master Plan. Subsequently, a detailed first phase of development for the commercial podium and parkade was pursued under Rezoning Reference #15-28. The first phase of development consisted of a specific sub-phase of Phase 1, for the commercial podium, parking for all commercial and residential uses, changes to the existing mall building after demolition, and all public realm and

servicing components on the subject site. Rezoning Reference #15-28 achieved Final Adoption on 2018 July 23.

3.4 Subsequent to the adoption of Rezoning Reference #15-28, four other sub-phases of development were approved under Rezoning References #15-29, #16-51, #16-52, and #16-53 for four high-rise multiple-family residential buildings atop the commercial podium in accordance with the adopted Master Plan and are intended to provide a strong landmark for the neighbourhood, given the site's location at one of the easterly gateways into the Loughheed Core Area. The four above-noted rezoning applications all achieved Final Adoption on 2018 July 23.

3.5 In accordance with the uses permitted within the C3 General Commercial District, the applicant provided a statement of uses on the Comprehensive Development (CD) plans, which identified uses such as *Commercial Retail Unit (CRU), Office, Food Store, and Restaurant*. While these uses are permitted, and will continue to be permitted, this specific statement of uses restricts any other uses that may be permitted under the C3 General Commercial District including Banks, Fitness Facilities, or Child Care. As such, the applicant is requesting a minor amendment to the CD Plans to redesignate three upper-storey unit uses, from *Restaurant* to *CRU*, to allow for greater flexibility by permitting all uses under the C3 General Commercial District. The proposed rezoning is limited to use only and no additional development is being sought through this rezoning. As such, there are no changes proposed to the architecture or permitted density of the subject development.

3.6 The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

4.1 The applicant is proposing to amend the Comprehensive Development (CD) Plans for City of Loughheed Phase 1, approved under Rezoning Reference #15-28, to allow for greater flexibility by permitting all uses under the C3 General Commercial District.

The proposed rezoning bylaw amendment is related to three upper-storey (CRU Level 2 and CRU Level 3) unit's uses within the development's commercial podium that are currently designated specifically in the CD Plans for *Restaurant* use. The identified Food Store use for the ground level unit at the corner of Austin Road and Grand Promenade will not be affected by this proposed amendment. As noted, the statement of uses identified on the CD Plans will be amended to reflect *CRU* rather than *Restaurant*, where appropriate.

4.2 All services necessary to serve the site have been obtained through Rezoning References #15-28, #15-29, #16-51, #16-52, and #16-53.

4.3 All required road dedications have been obtained through Rezoning References #15-28, #15-29, #16-51, #16-52, and #16-53.

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- 4.4 All required easements, covenants and statutory rights-of-way have been obtained through Rezoning References #15-28, #15-29, #16-51, #16-52, and #16-53.
- 4.5 As no additional floor area is contemplated additional GVS & DD Sewerage, and Regional Transportation Cost Charges are not applicable to this application.

5.0 CONCLUSION

An amended Comprehensive Development (CD) Plan for City of Loughheed Phase 1 will provide for greater flexibility of uses. The proposed amendment will not detract from the highly active and engaging retail and entertainment concept envisioned in the Loughheed Core Area Master Plan. In fact, it will help to enhance this concept by being adaptable to the needs of tenants and patrons into the future. As noted, no specific development is provided for approval by the subject rezoning application.



E.W. Kozak, General Manager
PLANNING AND DEVELOPMENT

GT:spf

Attachments

cc: City Solicitor
Acting Director Legislative Services

SUBJECT SITE

LOUGHEED MALL 9855

(C3,P2,RM5s)

(3755)

CROSS CREEK DR

NORTH RD

GRAND PROMENADE

EVERGREEN PL

(3864)

3778

(C3,RM5s)

EVERGREEN PL

(C3,C-1)

CD

AUSTIN RD

C4

(C3,P2,RM5s)

9850

(C3,P2,RM5s)

9850

3965

(9979)

LOUGHEED HY

(P2,C3,CA)

GATHEAU PL



PLANNING AND DEVELOPMENT DEPARTMENT



Date: OCT 20 2022

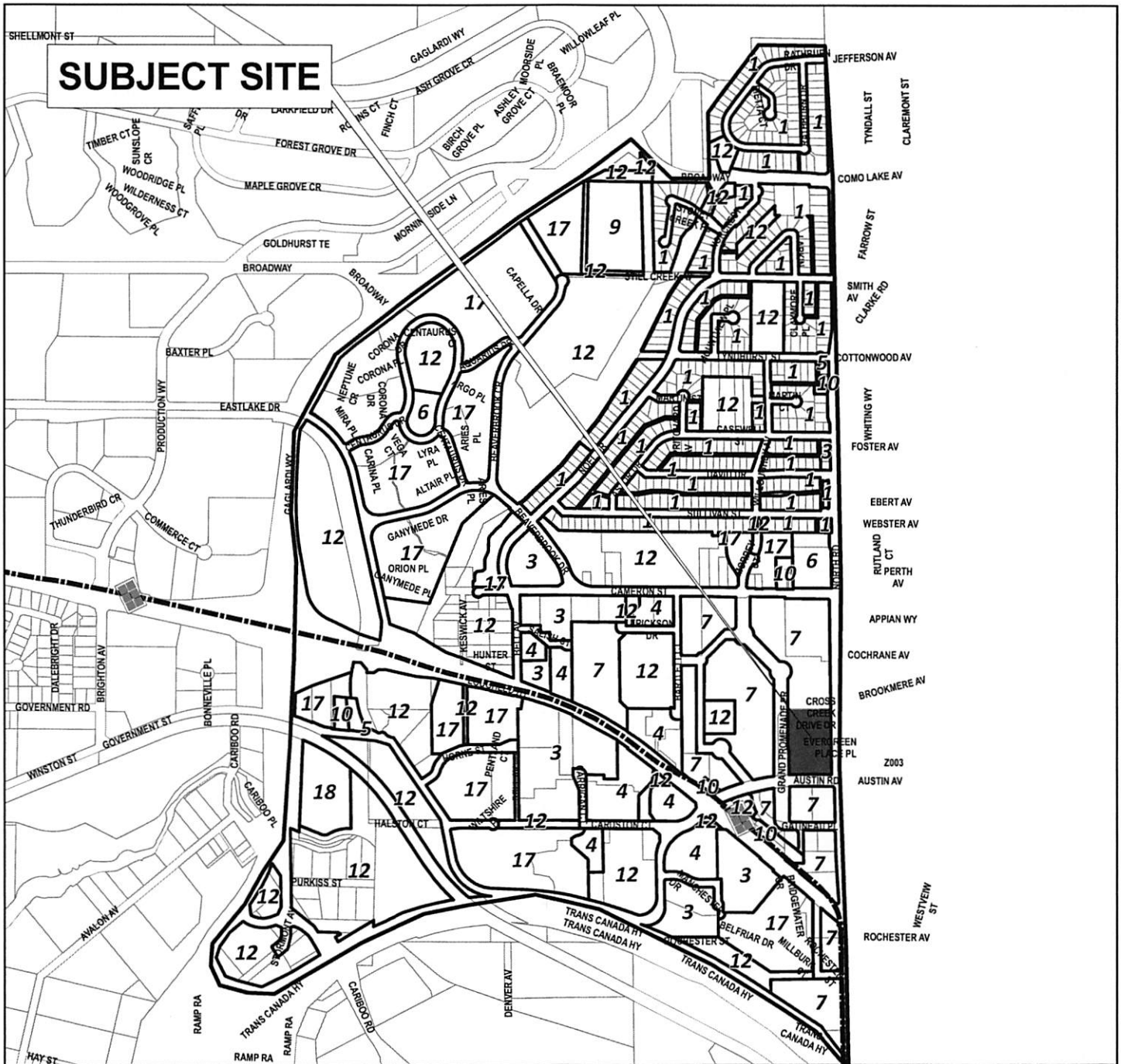
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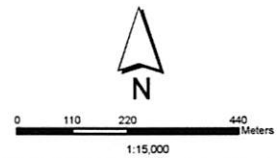
**REZONING REFERENCE #22-34
9861 AUSTIN ROAD**

 Subject Site

SUBJECT SITE



- | | |
|--|--|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential |
| 6 Medium Density Mixed Use | 18 Recreational Vehicle Park |
| 7 High Density Mixed Use | |



Lougheed Town Centre Plan

PLANNING AND DEVELOPMENT DEPARTMENT