

TO: MAYOR & COUNCILLORS

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: NEW REZONING APPLICATIONS SERIES

PURPOSE: To submit the current series of new rezoning applications for Council's information.

RECOMMENDATION

THAT the report titled "New Rezoning Applications Series", dated April 15, 2024, be received for information.

EXECUTIVE SUMMARY

The following report introduces the current series of rezoning applications received from December 13, 2023 to February 14, 2024. Two rezoning applications are being advanced as part of this report, with the recommendation that they be received for information.

1.0 POLICY SECTION

The proposed rezoning applications align with the following City policies:

- Corporate Strategic Plan (2022);
- Regional Context Statement (2013);
- Official Community Plan (1998);
- Economic Development Strategy (2007);
- Social Sustainability Strategy (2011);
- Environmental Sustainability Strategy (2016);
- Transportation Plan (2021);
- Mayor's Task Force on Community Housing Final Report (2019); and
- HOME: Strategy (2021).

2.0 BACKGROUND

The City receives all new rezoning applications as part of a series and reports new rezoning applications to Council every two months. The purpose of batching rezoning applications is to streamline the approvals process and reduce the number of individual reports on Council's agenda. In total, two rezoning applications are being advanced under this report.

3.0 GENERAL INFORMATION

3.1 REZ #23-24

- Applicant:** ADC Management LP
89 West Georgia Street,
Vancouver, BC V6B 0N8
- Attn: Graeme Clendenan
- Address:** Portion of 3405 Willingdon Avenue
PID: 018-811-337
Portion of Lot 1 District Lot 71 Group 1 New Westminster District
Plan LMP12752 Except Plan EPP6303
(see **Attachment 1:** Sketch #1 and Letter of Intent)
- From:** CD Comprehensive Development District (based on P6 Regional
Institutional District and B2 Urban Village District)
- To:** Amended CD Comprehensive Development District (based on
RM5 and RM5r Multiple Family Residential Districts, C2
Community Commercial District and the Willingdon Lands Master
Plan as guidelines)
- Site Size:** Approximately 9,671.41 m²
- Purpose:** To advance Phase 2 of the Master Plan site (REZ#17-03) with a
proposal to develop three (3) residential leasehold market strata
buildings atop ground-oriented commercial space.

3.2 REZ #24-01

- Applicant:** Nijjar & Sons Enterprises Ltd.
7228 Gilhurst Gate
Richmond, BC V7A 1C1
- Attn: Simran Nijjar
- Address:** Portion of 5095 Canada Way
PID: 000-607-339
Portion of Lot 247 District Lot 85 Group 1 New Westminster District
Plan 49735
(see **Attachment 2:** Sketch #1 and Letter of Intent)
- From:** C2 Community Commercial District

- To:** CD Comprehensive Development District (based on C2h Community Commercial District)
- Site Size:** Approximately 72 m² (775 sq. ft.)
- Purpose:** The purpose of the rezoning is to facilitate the expansion of the existing liquor store at 5097 Canada Way into the adjacent unit, 5095 Canada Way.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

For REZ #23-24 and REZ #24-01, the City will send a notice at least 10 days in advance of First and Second Reading to those properties that are within a 30 m (100 ft.) radius of the subject site. Notices will also be published on the City’s website and distributed as part of the city’s online newsletter. Signs regarding the proposals will also be posted on the site.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this proposal.

Respectfully submitted,

E. W. Kozak, General Manager Planning and Development

ATTACHMENTS

- Attachment 1 – REZ #23-24: Sketch 1 and Letter of Intent
- Attachment 2 – REZ #24-01: Sketch 2 and Letter of Intent

REPORT CONTRIBUTORS

This report was reviewed by Jesse Dill, Director Development.