

TO: MAYOR & COUNCILLORS

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: SU: REZONING APPLICATION SERIES

PURPOSE: To report the current series of new rezoning applications received from February 14 to April 17, 2024, for Council's information.

RECOMMENDATION

THAT the report titled "SU: Rezoning Application Series" dated June 10, 2024, be received for information.

EXECUTIVE SUMMARY

The following report introduces the current series of rezoning applications received from February 14, 2024 to April 17, 2024. Eight 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, eight rezoning applications are being advanced under this report.

3.0 GENERAL INFORMATION

3.1 REZ #24-04

Applicant: MA Architects Ltd.
608 – 1112 West Pender Street
Vancouver, BC V6E 2S1

Attn: Maral Zolghadr

Address: 4269 Hastings Street
PID: 030-891-418
Lot A District Lot 121 Group 1 New Westminster District Plan
EPP89144
(see **Attachment 1** Sketch 1 and Letter of Intent)

From: CD Comprehensive Development District (based on C8a Urban Village Commercial District (Hastings))

To: Amended CD Comprehensive Development District (based on C8 Urban Village Commercial District (Hastings))

Size: The site is rectangular in shape with a total area of approximately 700.70 m² (7,542.27 sq. ft.), subject to legal survey.

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a six-storey mixed-use multiple-family strata and non-market rental apartment development with commercial uses at grade.

Zoning District	Maximum Potential Density
C8	3.0
Density Offset	1.125
TOTAL	4.125

RECOMMENDATION:

THAT Council receive this report for information.

3.2 REZ #24-05

Applicant: Priority Permits
331 Parkdale Avenue N
Hamilton, Ontario L8H 5Y1

Attn: Brittney Bromley

Address: 4170 Still Creek Drive
PID: 003-164-004
Lot A District Lot 69 Group 1 New Westminster District Plan 71013
(see **Attachment 2:** Sketch 1 and Letter of Intent)

From: Comprehensive Development District (based on the M5 Light Industrial District and M2r General Industrial District)

To: Amended Comprehensive Development District (based on the M5 Light Industrial District and M2r General Industrial District)

Size: The site is 8,749 sq. m. (94,173.45 sq. ft.).

Purpose: The purpose of the proposed rezoning bylaw amendment is to facilitate the installation of two new Fortinet skysigns on the northeast and southwest elevations of the existing building on site. There is no other development associated with this proposal.

RECOMMENDATION:

THAT Council receive this report for information.

3.3 REZ #24-06

Applicant: Anthem Properties Group Ltd.
1100 – 1055 Dunsmuir Street
Vancouver, BC V7X 1K8

Attn: Chris Carter

Address: 4657 Kingsway
PID: 031-968-724
Lot 1 District Lot 153 Group 1 New Westminster District Plan EPP118834
(see **Attachment 3:** Sketch 1 and Letter of Intent)

- From:** CD Comprehensive Development District (based on RM5s/RM5r Multiple Family Residential District, C3 General Commercial District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled “Metro King” prepared by Chris Dikeakos Architecture Inc.)
- To:** Amended CD Comprehensive Development District (based on RM5s/RM5r Multiple Family Residential District, C3 General Commercial District and Metrotown Downtown Plan as guidelines)
- Size:** The site is irregular in shape with a total area of approximately 5,232.40 m² (56,321 sq. ft.).
- Purpose:** The purpose of the proposed rezoning bylaw amendment is to allow for hotel use within the existing commercial office floor area, approved under REZ#19-64. To enhance viability, the western façade of the commercial podium will be altered to allow for the inclusion of windows. No additional height will be pursued as part of this application.

RECOMMENDATION:

THAT Council receive this report for information.

3.4 REZ #24-07

- Applicant:** John Clark Architect Inc.
1798 Peters Road,
North Vancouver, BC V7J 1Y8

Attn: Paul Owens
- Address:** Portion of 3789 Royal Oak Avenue
PID: 023-992-972
Portion of Lot 1 District Lot 73, 74 and 81 Group 1 New Westminster District Plan LMP36185
(see **Attachment 4**: Sketch 1 and Letter of Intent)
- From:** P4 Cemetery District
- To:** Comprehensive Development District (based on P4 Cemetery District)

Size: The subject rezoning area is approximately 25,000 m² (see **Attachment 4** - Sketch 1 and Letter of Intent). The entire subject property has an area of approximately 450,000.00 m² (45 hectares).

Purpose: The purpose of the proposed rezoning is to facilitate the construction of a new funeral home building and associated uses, including new offices, crematoria, storage, works areas, and underground parking. An amendment to a no build covenant area fronting Woodsworth Street is also proposed to facilitate the development. A number of existing structures on the subject property would be removed.

RECOMMENDATION:

THAT Council receive this report for information.

3.5 REZ #24-08

Applicant: Shape Properties Corp.
2020 – 505 Burrard Street
Vancouver, BC V7X 1M6

Attn: Patrick Hunter

Address: Portion of 4567 Lougheed Highway – Proposed Tower 8 – Phase 3
PID: 029-182-549
Lot 1 District Lots 123 and 124 Group 1 New Westminster District Plan EPP31990 Except Plans EPP40171, EPP59173 and EPP108674
(see **Attachment 5**: Sketch #1 and Letter of Intent)

From: CD Comprehensive Development District (based on C3, C3a General Commercial District, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Plan as guidelines)

To: CD Comprehensive Development District (based on C3, C3a General Commercial District, RM4s, RM4r, RM5s, and RM5r Multiple Family Residential Districts and Brentwood Town Centre Plan as guidelines)

Size: The site is irregular in shape with an approximate site area of 7,956.5 m² (85,643 sq.ft.).

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a high-rise residential building atop commercial uses and underground parking and in line with the City’s Rental Use Zoning Policy. An adjacent childcare facility proposed as part of Phase 3 of the amended Brentwood Master Plan will be a component of a future rezoning application.

*The final site area, building height and density used as guidance for this development are to be further determined through the approval of the amended Brentwood Town Centre Master Plan (REZ #23-15), which must advance to final adoption before this subject rezoning.

RECOMMENDATION:

THAT Council receive this report for information.

3.6 REZ #24-09

Applicant: Shape Properties Corp.
2020 – 505 Burrard Street
Vancouver, BC V7X 1M6

Attn: Patrick Hunter

Address: Portion of 4567 Lougheed Highway – Proposed Tower 9 – Phase 3
PID: 029-182-549
Lot 1 District Lots 123 and 124 Group 1 New Westminster District Plan EPP31990 Except Plans EPP40171, EPP59173 and EPP108674
(see **Attachment 6:** Sketch #1 and Letter of Intent)

From: CD Comprehensive Development District (based on C3, C3a General Commercial District, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Plan as guidelines)

To: CD Comprehensive Development District (based on C3, C3a General Commercial District, RM4s, RM4r, RM5s, and RM5r Multiple Family Residential Districts and Brentwood Town Centre Plan as guidelines)

Size: The site is irregular in shape with an approximate site area of 6,623 m² (71,290 sq.ft.).

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a high-rise residential building with consideration of ground-oriented commercial uses and underground parking. The development is within the Brentwood Town Centre Master Plan and must be in line with the City’s Rental Use Zoning Policy.

* The final site area, building height and density used as guidance for this development are to be further determined through the approval of the amended Brentwood Town Centre Master Plan (REZ #23-15), which must advance to final adoption before this subject rezoning.

RECOMMENDATION:

THAT Council receive this report for information.

3.7 REZ #24-10

Applicant: Shape Properties Corp.
2020 – 505 Burrard Street
Vancouver, BC V7X 1M6

Attn: Patrick Hunter

Address: Portion of 9855 Austin Road – Proposed Tower 7 – Phase 3
PID: 003-237-028
Lot 79 District Lot 4 Group 1 New Westminster District Plan 36145
Except Plans BCP5531, EPP10716 and EPP60170
(see **Attachment 7:** Sketch #1 and Letter of Intent)

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, and P2 Administration and Assembly District)

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

Size: The site is irregular in shape with a total area of approximately 9,959.3 m² (107,201 sq. ft.), subject to legal survey.

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a high-density mixed-tenure residential development atop underground parking that is in line with the City’s Rental Use Zoning Policy. This application includes the “Central Open Space” park space within the Lougheed Core Area Master Plan.

* The final site area, building height and density used as guidance for this development are to be further determined through the approval of the amended Lougheed Core Area Master Plan (REZ #23-16), which must advance to final adoption before this subject rezoning.

RECOMMENDATION:

THAT Council receive this report for information.

3.8 REZ #24-11

Applicant: Shape Properties Corp.
2020 – 505 Burrard Street
Vancouver, BC V7X 1M6

Attn: Patrick Hunter

Address: Portion of 9855 Austin Road – Proposed Tower 8 – Phase 3
PID: 003-237-028
Lot 79 District Lot 4 Group 1 New Westminster District Plan 36145
Except Plans BCP5531, EPP10716 and EPP60170
(see **Attachment 8:** Sketch #1 and Letter of Intent)

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and P2 Administration and Assembly District)

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

Size: The site is irregular in shape with a total area of approximately 2,912.4 m² (31,349 sq. ft.), subject to legal survey.

The purpose of the proposed rezoning bylaw amendment is to permit construction of a high-density residential development atop underground parking within the Lougheed Core Area Master Plan, and in line with City’s Rental Use Zoning Policy.

* The final site area, building height and density used as guidance for this development are to be further determined through the approval of the amended Lougheed Core Area Master Plan (REZ #23-16), which must advance to final adoption before this subject rezoning.

RECOMMENDATION:

THAT Council receive this report for information.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

The City will send a notice at least 10 days in advance of First Reading and Second Reading to those properties that are within a 30 m (100 ft.) radius of the property. 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 sites.

5.0 FINANCIAL CONSIDERATIONS

This is an information report providing new rezoning series applications, each rezoning application will have separate financial considerations.

Respectfully submitted,

Lee-Ann Garnett, Acting General Manager Planning and Development

ATTACHMENTS

Attachment 1 – Sketches and Letters of Intent

REPORT CONTRIBUTORS

This report was reviewed by Ian Wasson, Senior Development Planner and Jesse Dill, Director Development.