



INTER-OFFICE MEMORANDUM

TO: DIRECTOR LEGISLATIVE SERVICES November 4, 2024

FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT

Subject: **REZONING REFERENCE #23-13**
BYLAW 14640, AMENDMENT BYLAW NO. 02, 2024
6505 Sussex Avenue – Hotel Use
Reconsideration and Final Adoption

Address: 6505 Sussex Avenue
Legal: Schedule A-1 and A-2 (*attached*)
Applicant: Thind Properties Ltd.
Attention: Allan Lal

Current Zoning: CD Comprehensive Development District (based on the RM5s and RM4 Multiple Family Residential Districts and C2 Community Commercial District)

Proposed Zoning: Amended CD Comprehensive Development District (based on the RM5s and RM4 Multiple Family Residential Districts, C2 Community Commercial District, and C3 and C3f General Commercial Districts, and in accordance with the development plans entitled “Highline – Hotel Use” prepared by Chris Dikeakos Architects Inc.

The following information applies to the subject rezoning bylaw:

1. First and Second Reading given on March 25, 2024; and,
2. Third Reading given on July 08, 2024.

The prerequisite conditions have been completely satisfied as follows:

- a) The submission of a suitable plan of development.

A complete suitable plan of development has been submitted.

- b) The granting of any necessary statutory rights-of-way, easements and/or covenants, including but not necessarily limited to:

- A Section 219 Covenant to restrict the length of stay for hotel guest rooms to 28 days.

- A Section 219 Covenant to restrict the use of the two CRUs (Strata Lot 2 and Strata Lot 3) to hotel lobby, including a hotel lobby lounge, business centre, and café, restaurant or liquor license establishment.
- The registration of a reciprocal easement:
 - over that portion of the common property of the Office/Hotel Strata Corporation forming the elevator lobby in favour of SL2 and SL3 CRUs; and,
 - over SL2 and SL3 CRUs as well as those portions of the Common Property of the Commercial Strata Corporation which will form part of the hotel lobby in favour of The Owners, Strata Plan EPS9598 (i.e., the Office/Strata Corporation) for the purposes of access to and use of those areas identified as hotel lobby

The requisite covenant and easement plans have been deposited in the Land Title Office.

As the prerequisite conditions to this rezoning are now completely fulfilled, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on November 4, 2024.

E. W. Kozak, GENERAL MANAGER
PLANNING AND DEVELOPMENT

Attachments

Schedule A-1		
Rezoning #23-13 (6505 Sussex Avenue)		
Unit	PID	Title
301	032-077-661	Strata Lot 1 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
302	032-077-670	Strata Lot 2 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
303	032-077-688	Strata Lot 3 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
304	032-077-696	Strata Lot 4 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
305	032-077-700	Strata Lot 5 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
401	032-077-718	Strata Lot 6 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
402	032-077-726	Strata Lot 7 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
403	032-077-734	Strata Lot 8 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
404	032-077-742	Strata Lot 9 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
405	032-077-751	Strata Lot 10 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
501	032-077-769	Strata Lot 11 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
502	032-077-777	Strata Lot 12 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
503	032-077-785	Strata Lot 13 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
504	032-077-793	Strata Lot 14 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
505	032-077-807	Strata Lot 15 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
506	032-077-815	Strata Lot 16 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
507	032-077-823	Strata Lot 17 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
601	032-077-831	Strata Lot 18 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
602	032-077-840	Strata Lot 19 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
603	032-077-858	Strata Lot 20 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
604	032-077-866	Strata Lot 21 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
605	032-077-874	Strata Lot 22 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
606	032-077-882	Strata Lot 23 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
701	032-077-891	Strata Lot 24 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
702	032-077-904	Strata Lot 25 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
703	032-077-912	Strata Lot 26 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
704	032-077-921	Strata Lot 27 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
705	032-077-939	Strata Lot 28 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
706	032-077-947	Strata Lot 29 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
801	032-077-955	Strata Lot 30 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
802	032-077-963	Strata Lot 31 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
803	032-077-971	Strata Lot 32 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
804	032-077-980	Strata Lot 33 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
805	032-077-998	Strata Lot 34 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
806	032-078-005	Strata Lot 35 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
901	032-078-013	Strata Lot 36 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
902	032-078-021	Strata Lot 37 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
903	032-078-030	Strata Lot 38 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
904	032-078-048	Strata Lot 39 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
905	032-078-056	Strata Lot 40 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
906	032-078-064	Strata Lot 41 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
1001	032-078-072	Strata Lot 42 District Lot 153 Group 1 New Westminster District Strata Plan EPS 9598
N/A	N/A	Common Property, Strata Plan EPS9598

Schedule A-2

**Rezoning 23-13
(4490 Beresford Street to 4498 Beresford Street)**

Commercial Unit #	PID	Title
4490 Beresford Street	032-077-564	Strata Lot 1 District Lot 153 Group 1 New Westminster District Plan EPS9597
4496 Beresford Street	032-077-572	Strata Lot 2 District Lot 153 Group 1 New Westminster District Plan EPS9597
4498 Beresford Street	032-077-581	Strata Lot 3 District Lot 153 Group 1 New Westminster District Plan EPS9597
N/A	N/A	Common Property, Strata Plan EPS9597