



Item .....  
Meeting.....2020 December 07

COUNCIL REPORT

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**TO:** CITY MANAGER **DATE:** 2020 December 02  
**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 49500 01  
*Reference: Rez Series*  
**SUBJECT: REZONING APPLICATIONS**  
**PURPOSE:** To submit a new rezoning application series for the information of Council.

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Council consideration of the recommendations contained within the individual reports is requested. A short form notation of the report recommendations is also outlined below for the convenience of Council.

**Item #01** Application for the Rezoning of:  
**Rez #20-18** Lot 80, District Lot 4, Group 1, NWD Plan 36433

**From:** RM3 Multiple Family Residential District

**To:** CD Comprehensive Development District (based on RM3s Multiple Family Residential District, RM3r Multiple Family Residential District, RM5r Multiple Family Residential District and Lougheed Town Centre Plan as guidelines)

**Address:** 3846 Carrigan Court

**Purpose:** To permit the construction of a multiple family residential development with high-rise and low-rise components.

**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 #02** Application for the Rezoning of:  
**Rez #20-26** Lot 123, DL 68, Group 1, NWD Plan 44159

**From:** P5 Community Institutional District

**To:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District, C1 Neighbourhood Commercial District and Broadview Community Plan as guidelines)

**Address:** 3460 Kalyk Avenue

**Purpose:** To permit the development of a new campus of care comprised of long term residential care beds, seniors' supportive housing units, a child care facility, and associated amenities

**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 #20-27** See *attached* Schedule A

**From:** M4 Special Industrial District

**To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District, RM5r Multiple Family Residential District, C2 Community Commercial District and Royal Oak Community Plan as guidelines)

**Address:** 6877, 6891, 6913, 6939 and 6945 Palm Avenue

**Purpose:** To permit the development of a new mid-rise mixed-use development with non-market housing, offices, café/commissary and child care facility.

**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 #20-28** Lot 1, DL 165, Group 1, NWD Plan EPP79251

**From:** CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

**To:** Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

**Address:** 104 – 5140 North Fraser Way

**Purpose:** To permit an expansion of the floor area within the existing building.

**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 #20-29** Lot 24, District Lot 211, Group 1, NWD Plan BCP45523

**From:** CD Comprehensive Development District (based on P11e SFU Neighbourhood District and C3 General Commercial District)

**To:** Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District and SFU Community Plan as guidelines)

**Address:** 8955 University High Street

**Purpose:** To permit the construction of a multi-family apartment building with a mixed-use commercial/institutional podium.

**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 #06** Application for the Rezoning of:  
**Rez #20-30** Lot 36, Block 6, District Lot 122, Group 1, NWD Plan 1308; and,  
Lot 75, District Lot 122, Group 1, NWD Plan 54739

**From:** C4a Service Commercial District

**To:** CD Comprehensive Development District (based on RM3r Multiple Family Residential District, C2 Community Commercial District and Hastings Street Plan as guidelines)

**Address:** 4701 and 4705 Hastings Street

**Purpose:** Permit the construction of a mixed-use multiple-family rental apartment development with commercial uses at grade.

**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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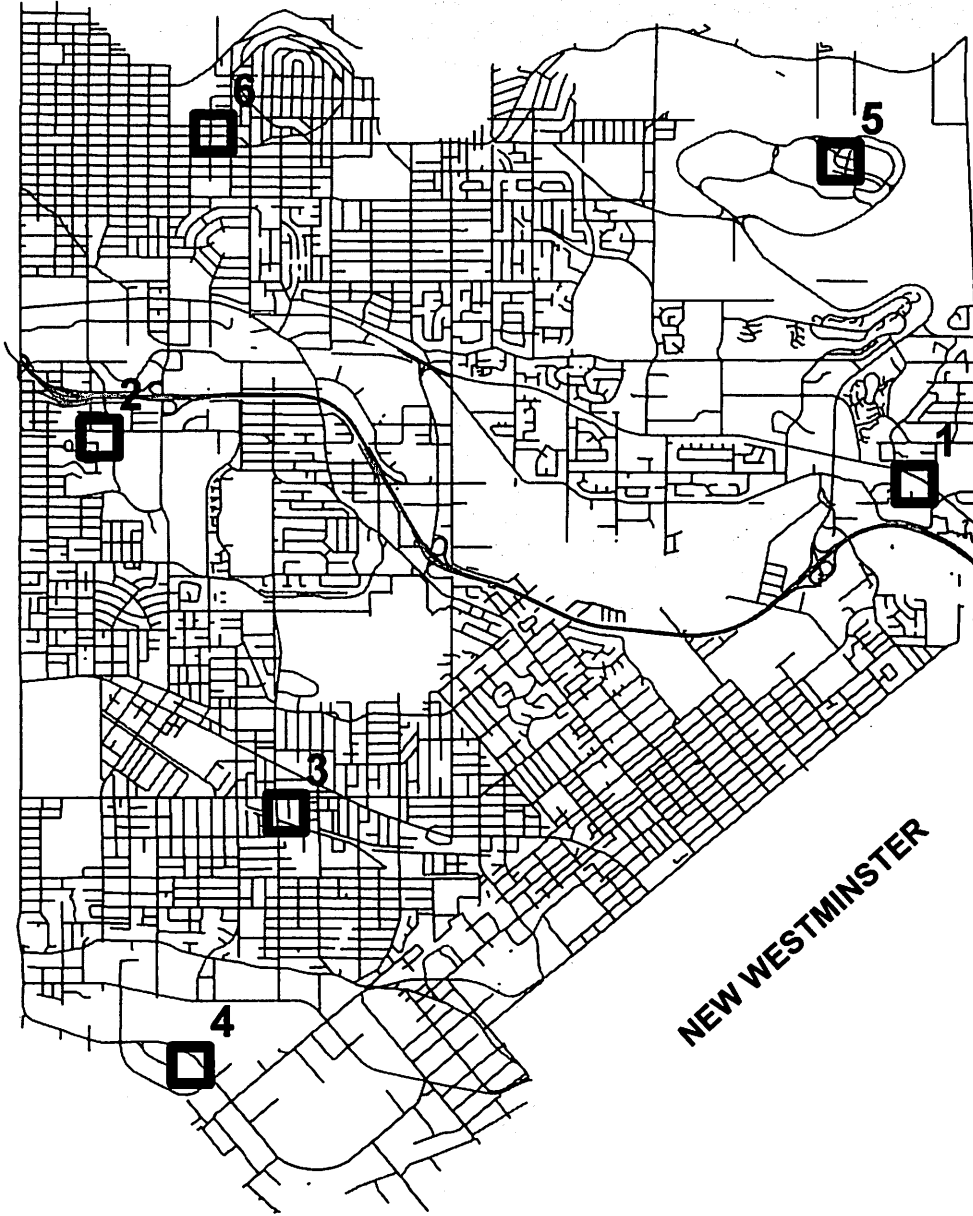
***Attachments***

cc: Realty and Lands

**REZONING REFERENCE #20-27  
SCHEDULE A**

<b>ADDRESS</b>	<b>PID</b>	<b>LEGAL DESCRIPTION</b>
<b>6877 Palm Avenue</b>	002-245-299	Lot 18, Blocks 4 and 5, CL 98, Group 1 NWD Plan 2066
<b>6891 Palm Avenue</b>	003-297-349	Lot 17, Blocks 4 and 5, DL 98, Group 1, NWD Plan 2066
<b>6913 Palm Avenue</b>	012-450-324	Parcel "C" (Explanatory Plan 10392), Lots 15 and 16, Blocks 4 and 5, DL 98, Group 1, NWD Plan 2066
<b>6939 Palm Avenue</b>	002-440-644	Lot 15 Except: Explanatory Plan 10392, Block 4, DL 98, Group 1, NWD Plan 2066
<b>6945 Palm Avenue</b>	002-632-985	Lot 104, DL 98, Group 1, NWD Plan 52114

VANCOUVER



COQUITLAM PORT MOODY

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



Date: DEC 02 2020

Scale: 1:75,000

Drawn By: JS

REZONING SERIES - 2020 DECEMBER