

Item
Meeting2021 June 14

COUNCIL REPORT

TO:

ACTING CITY MANAGER

DATE:

2021 June 09

FROM:

DIRECTOR PLANNING AND BUILDING

FILE:
Reference:

49500 01 Rez Series

REZONING APPLICATION

PURPOSE:

SUBJECT:

To submit a new rezoning application series for the information of Council.

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 #21-12

Lot 67, DL 151, NWD Plan 27153

From:

RM3 Multiple Family Residential District

To:

CD Comprehensive Development District (based on RM5s and RM5r Multiple

Family Residential Districts as guidelines)

Address:

6031 Wilson Avenue

Purpose:

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a high-rise residential strata building and a low-rise non-market

rental 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 #02

Application for the rezoning of:

Rez #21-13

Lots 1 and 2, DL 153, LMP Plan 40213

From:

CD Comprehensive Development District (based on C3 General Commercial

District and P8 Parking District)

To:

Amend CD Comprehensive Development District (based on RM5s and RM5r Multiple Family Residential Districts and C3 General Commercial District as

guidelines)

Address:

4444 Kingsway and 4488 Kingsway

Purpose:

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a high-rise tower with residential strata, market and non-market rental, hotel, office and retail uses.

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 #21-14 Lot A, Block 59 and 64, DL 218, NWD Plan 1289

From: CD Comprehensive Development District (based on P5 Community Institutional

District as guidelines)

To: Amended CD Comprehensive Development District (based on P5 Community

Institutional District and RM3 Multiple Family Residential District as guidelines)

Address: 6005 Pandora Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the

construction of a non-market senior citizens and non-market rental development.

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 #21-15 Lot 53, DL 4, Group 1, NWDP 31308, Except Reference Plan 34875, Plans LMP52627

and EPP10715

From: C4 Service Commercial District

To: CD Comprehensive Development District (based on RM5s Multiple Family

Residential District, RM5r Multiple Family Residential District, C3 General Commercial District, Lougheed Core Area Master Plan, and Lougheed Town Centre

Plan as guidelines)

Address: 3965 North Road

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction

of a mixed-use building that includes a commercial podium and a high-rise residential

component with underground parking.

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 #21-16 West 50 feet, Block 4, District Lot 94, Group 1, NWD Plan 720

Lot 8 Except: the West 50 feet; District Lot 94, Group 1, NWD Plan 720

Lot 1, District Lot 94, Group 1, NWD Plan 6178

From: C4 Service Commercial District

To: CD Comprehensive Development District (based on C9 Urban Village District)

Address: 5292 and 5318 Kingsway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction

of a six-storey mixed-use development.

RECOMMENDATIONS

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.

2. THAT a copy of this report be sent to the property owners of 5204, 5224, 5242, 5276, and 5400 Kingsway for information.

Item #06 Application for the rezoning of:

Rez #21-17 Lot 127, DL 124, Group 1, NWD Plan 51872

From: CD Comprehensive Development District (based on M5 Light Industrial District as a

guideline)

To: Amended CD Comprehensive Development District (based on M1 Manufacturing

District as a guideline)

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Address:

2505 Eastbrook Parkway

Purpose:

The purpose of the proposed rezoning bylaw amendment is to permit the redevelopment of the property for an automotive dealership and service centre.

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 #07

Application for the rezoning of:

Rez #21-18

Lot A, District Lot 165, Group 1, NWD Plan EPP91534

Lot 2, District Lot 165, Group 1, NWD Plan BCP47254 Except Plan EPP79251 and

EPP91534

From:

CD Comprehensive Development District (based on M2 General Industrial District,

M5 Light Industrial District, and Glenlyon Concept Plan as guidelines)

To:

Amended CD Comprehensive Development District (based on M2 General Industrial

District, M5 Light Industrial District, and Glenlyon Concept Plan as guidelines)

Address:

9788 and 9702 Glenlyon Parkway

Purpose:

The purpose of the proposed rezoning bylaw amendment is to permit additional vehicle

parking on the subject site.

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 #08

Application for the rezoning of:

Rez #21-19

Lot 82, Group 1, DL 151, NWD Plan 30659 Lot 83, Group 1, DL 151, NWD Plan 30753

From:

RM3 Multiple Family Residential District

To:

CD Comprehensive Development District (based on RM4s and RM4r Multiple

Family Residential Districts as guidelines)

Address:

6622 – 6688 Willingdon Avenue

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Purpose:

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a high-rise residential strata building, with low-rise market and non-market rental component.

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. Køzak, Director

PLANNING AND BUILDING

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Attachments

cc: Realty and Lands

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