
TO: CHIEF ADMINISTRATIVE OFFICER **DATE:** 2021 October 12

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: Rezoning #18-49

SUBJECT: EXPANDED SITE
6707 DOW AVENUE
REZONING REFERENCE #18-49
METROTOWN DOWNTOWN PLAN AREA

PURPOSE: To inform Council of an expanded site proposed for Rezoning Reference #18-49.

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards a revised plan of development on the expanded site.

REPORT

1.0 BACKGROUND

At the 2020 April 27 Council meeting Council authorized City staff to work with the applicant to create a suitable plan of development for the sites located at 6645, 6659, 6675, 6691 Dow Avenue (Rezoning Reference #18-49). The proposed application is for a high-density mixed-use development using the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C2 Community Commercial District, and the Metrotown Downtown Plan as guidelines.

2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the following policies and plans adopted by Council: *Corporate Strategic Plan* (2017), *Regional Context Statement* (2013), *Official Community Plan* (1998), *Metrotown Downtown Plan* (2017), *Economic Development Strategy* (2007), *Social Sustainability Strategy* (2011), *Environmental Sustainability Strategy* (2016), *Mayor's Task Force on Community Housing Final Report* (2019); *Rental Use Zoning Policy* (2020); and *Density Transfer Policy* (2021).

3.0 DISCUSSION OF REVISED SITE

The applicant intends to revise the original proposal to include the site at 6707 Dow Avenue, which is located directly to the south of the existing site. This property is designated for high-

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density multiple-family development, utilizing the RM4s Multiple Family Residential District and RM4r Multiple Family Residential District, resulting in a blended RM4s, RM4r and RM5s, RM5r site.

The addition of 6707 Dow Avenue will create a larger site consolidation with a total area of 10,433.6 m² (112,307 sq.ft.) as compared with the original development site area of 8,760.3 m² (94,295 sq.ft.) (see *attached* Sketches #1 & #2).

The revised site consolidation is intended to accommodate sufficient site area for the Rental Replacement and Inclusionary Rental units required under the City’s Rental Use Zoning Policy. The additional site at 6707 Dow Avenue will be subject to the Rental Use Zoning Policy, requiring the provision of 19 Rental Replacement units or the delivery of Rental Replacement units and Inclusionary Rental Units totaling 20% of the overall strata units derived from RM4s density on the site, whichever is greater.

4.0 CONCLUSION

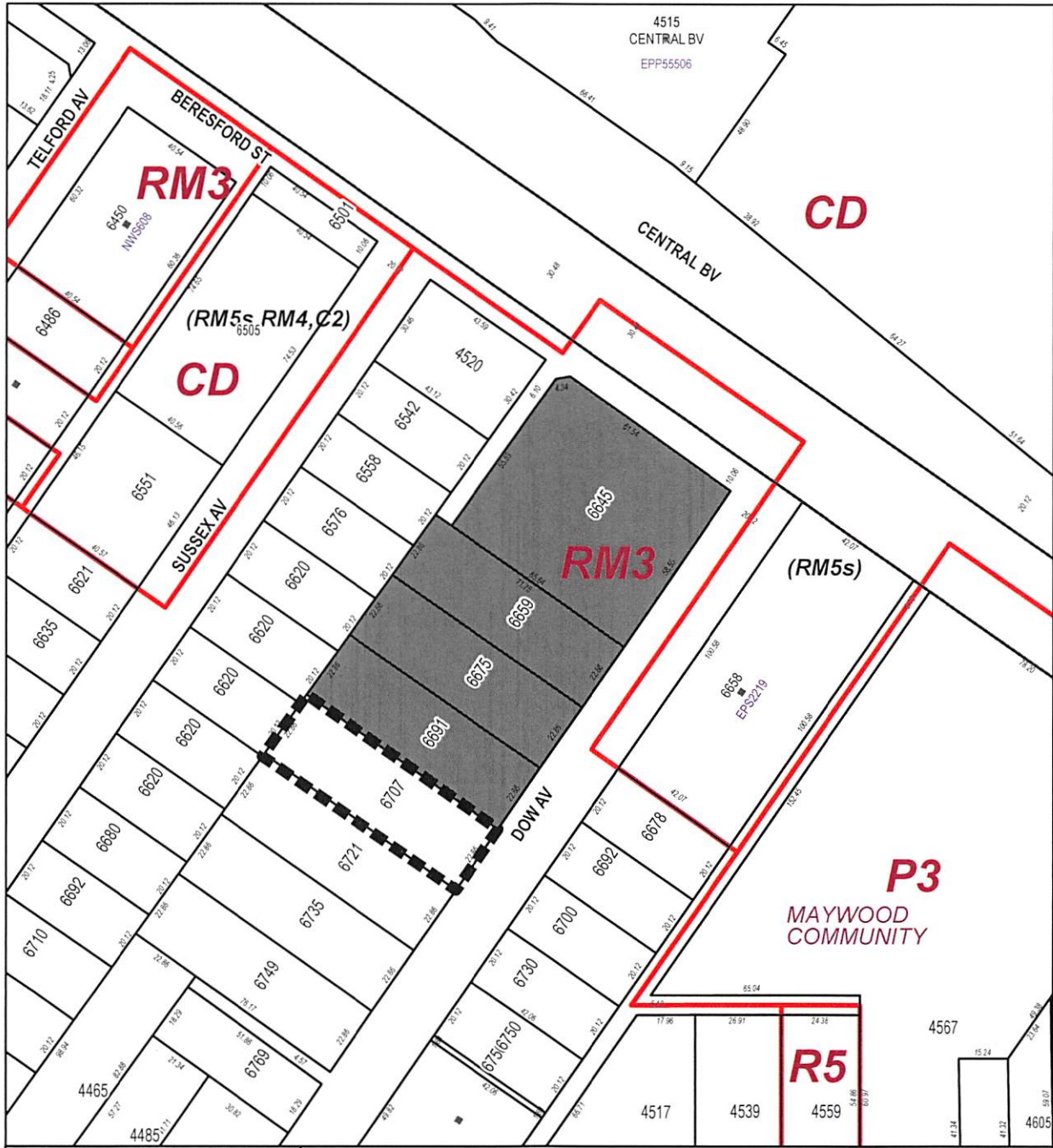
Given this opportunity for a larger, more efficient development site assembly for a high-density mixed-use residential development in the Metrotown Downtown Plan area with a non-market housing component, this Department supports the proposed expanded redevelopment site and requests authority to continue to work with the applicant towards a suitable plan of development.



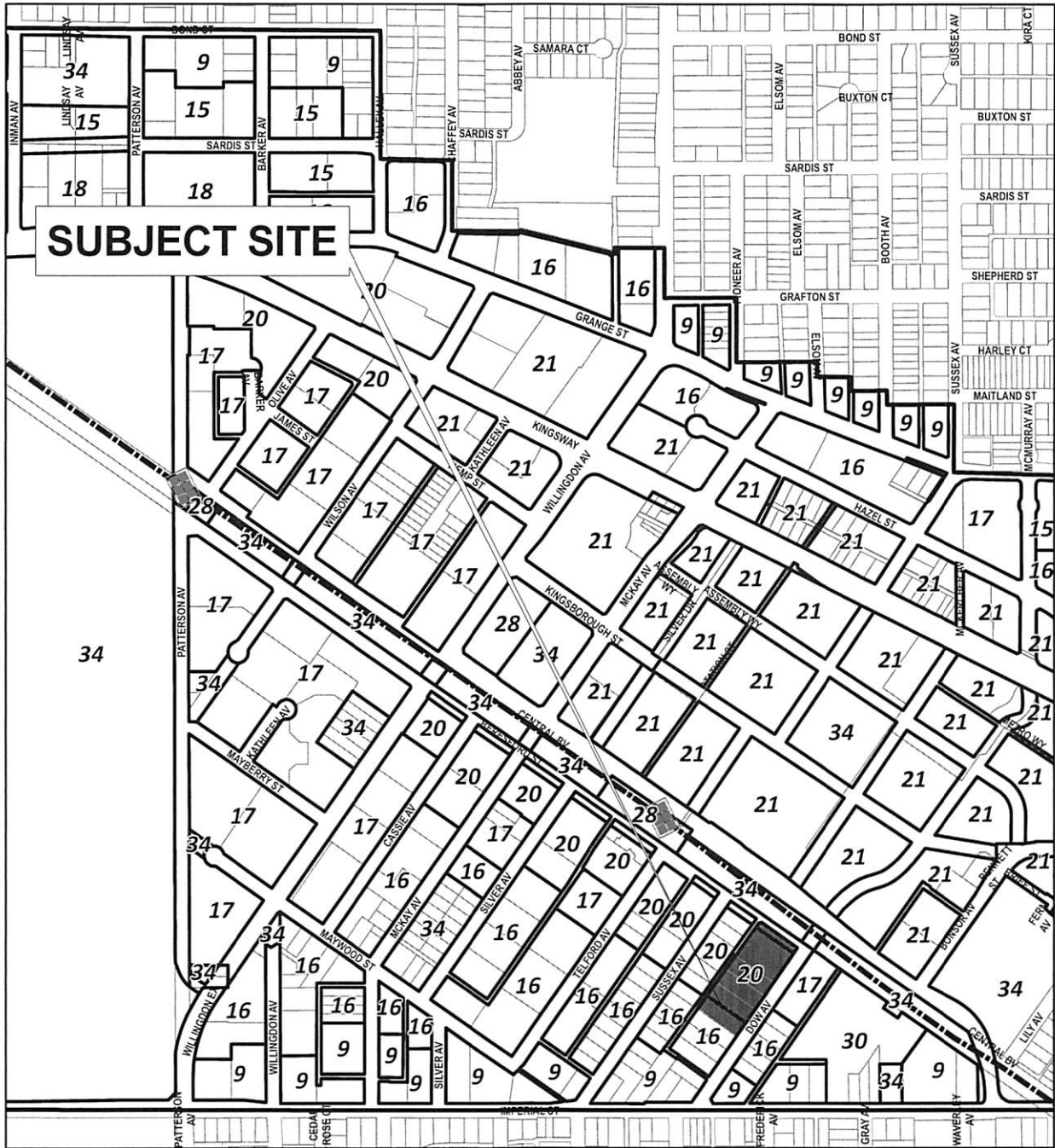
E. W. Kozak, Director
PLANNING AND BUILDING

JDC:sa
Attachments

Copied to: City Solicitor
City Clerk



	PLANNING & BUILDING DEPARTMENT
Date: OCT 5 2021	REZONING REFERENCE #18-49 EXPANDED SITE REPORT
scale: 1:2,000	
Drawn By: RW	
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  Existing Sites (6645, 6659, 6675, 6691 Dow Ave) </div> <div style="text-align: center;">  Proposed Additional Site (6707 Dow Ave) </div> </div>	



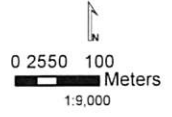
- 9 Medium Density Residential (RM3s)
- 15 High Density Residential (RM5)
- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)

- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

Metrotown Plan



Printed on October 5, 2021

Sketch #2