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**TO:** ACTING CITY MANAGER **DATE:** 2021 August 25

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 49500 01  
*Reference: Rez Series*

**SUBJECT: REZONING APPLICATIONS**

**PURPOSE:** To submit the current series of new rezoning applications 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 are also outlined below for the convenience of Council.

**Item #01** Application for the Rezoning of:  
**Rez #21-20** Lot A District Lot 71 Group 1 New Westminster District Plan LMP39921

**From:** Amended CD Comprehensive Development District (based on M8a Advanced Technology Research District and Discovery Place Community Plan)

**To:** Amended CD Comprehensive Development District (based on M8a Advanced Technology Research District and Discovery Place Community Plan)

**Address:** 4250 Canada Way

**Purpose:** Installation of an additional skysign on the north elevation of the existing six-storey office 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 #21-21** Lots 36 and 37 District Lots 147 and 211 Group 1 New Westminster District Plan EPP29187

**From:** CD Comprehensive Development District (based on P11e SFU Neighbourhood District)

**To:** Amended CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)

**Address:** 9522 and 9416 University Crescent

**Purpose:** Permit two mid-rise purpose-built rental buildings, atop 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 #03**      Application for the rezoning of:  
**Rez #21-22**      Schedule A (*see attached*)

**From:** M2 General Industrial District

**To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C1 Neighbourhood Commercial District and the Brentwood Town Centre Development Plan as guidelines)

**Address:** 2330 Douglas Road and 2230, 2252, 2270 Springer Avenue

**Purpose:** Construction of a high-density multiple-family residential development with a non-market rental component and ground orientated live/work townhouses.

**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 #21-23**      Lot "A" Except: Part Dedicated Road on Plan LMP27888; District Lot 121 Group 1 New Westminster District Plan 69610

**From:** C8a Urban Village Commercial District (Hastings)

**To:** CD Comprehensive Development District (based on C8a Urban Village Commercial District (Hastings) and Hastings Street Plan as guidelines)

**Address:** 4472 Hastings Street

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

## **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 owner of 4454 Hastings Street for information purposes.

**Item #05**      Application for the rezoning of:  
**Rez #21-24**    Lot 13 Except: The West 33 Feet; Block 5 District Lot 116 Group 1 New Westminster District Plan 1236,  
West 33 Feet Lot 13 Block 5 District Lot 116 Group 1 New Westminster District Plan 1236,  
East 34 Feet Lot 14 Block 5 District Lot 116 Group 1 New Westminster District Plan 1236, and,  
Lot 12 Except: The East 34 Feet; Block 5 District Lot 116 Group 1 New Westminster District Plan 1236

**From:** C8 Urban Village Commercial District (Hastings)

**To:** CD Comprehensive Development District (based on C8 Urban Village Commercial District (Hastings) and Hastings Street Plan as guidelines)

**Address:** 4049 Hastings Street

**Purpose:** Construction of a mixed-use multiple-family 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.

**Item #06**      Application for the Rezoning of:  
**Rez #21-25**    Portion of Lot 1 District Lot 167 Group 1 New Westminster District Plan BCP19147 Except: Part Dedicated Road on Plan BCP31029

**From:**        P3 Park and Public Use District

**To:**            CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, and M5 Light Industrial District)

**Address:**    **Portion of 4800 Riverbend Drive**

**Purpose:**      Permit an organic materials recycling facility and a district energy facility on a portion of 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 #07**      Application for the Rezoning of:  
**Rez #21-26**    Lot 2 District Lot 53 Group 1 New Westminster District Plan LMP1234

**From:**        CD Comprehensive Development District (based on P6 Regional Institutional District and M2 General Industrial District)

**To:**            Amended CD Comprehensive Development District (based on P6 Regional Institutional District and M2 General Industrial District)

**Address:**    **6900 Southpoint Drive**

**Purpose:**      Permit construction of a truck storage 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 #08**      Application for the rezoning of:  
**Rez #21-27**    Lot 51 District Lot 97 Group 1 New Westminster District Plan 34615

**From:** C2 Community Commercial District

**To:** CD Comprehensive Development District (based on P5 Community Institutional District and M5 Light Industrial District)

**Address:** 7271 Gilley Avenue

**Purpose:** Permit a place of public worship, food production, a child care facility, and accessory uses 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.

  
E.K. Kozak, Director  
PLANNING AND BUILDING

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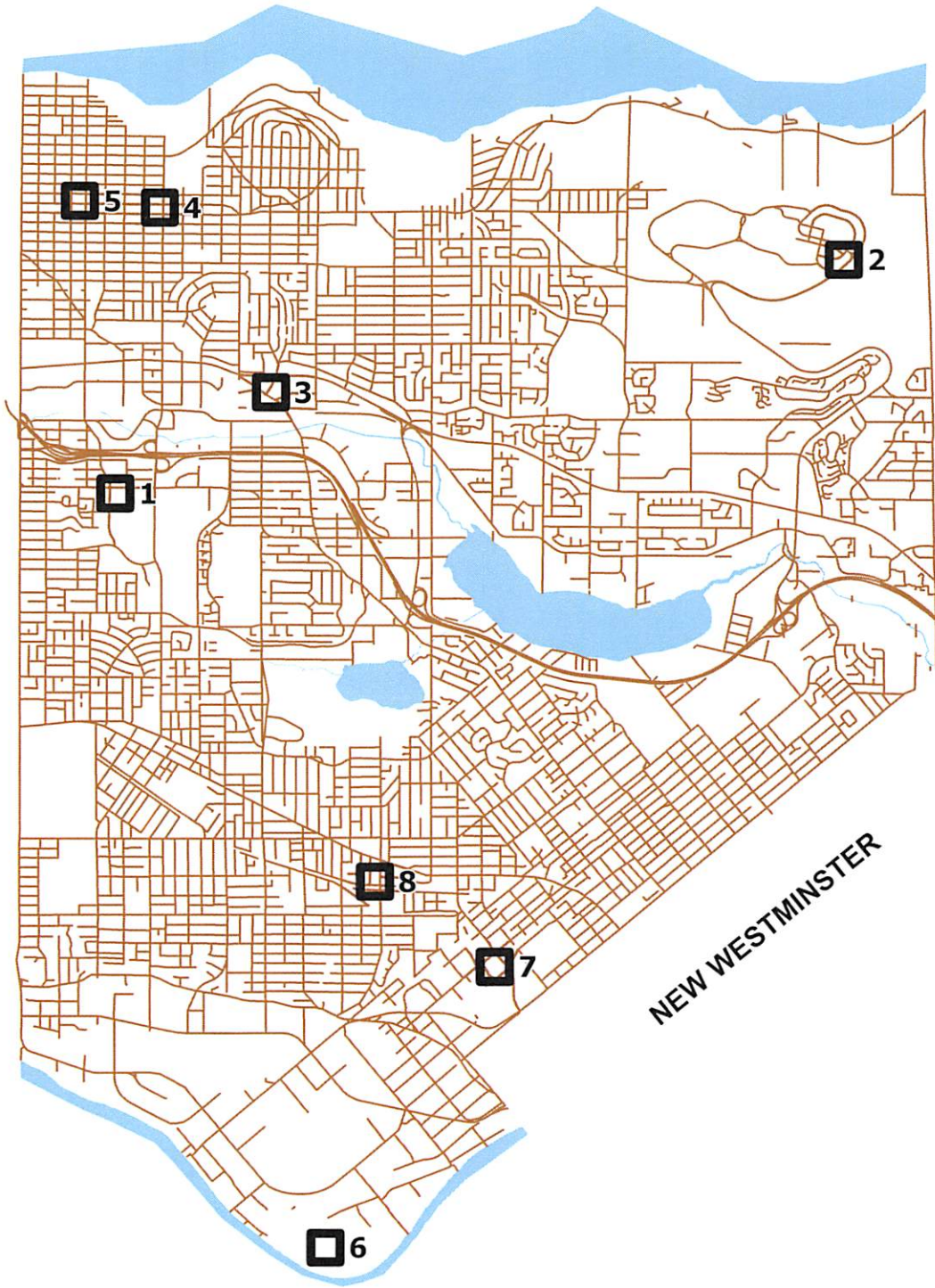
***Attachments***

cc: Realty and Lands

**REZONING REFERENCE 21-22  
SCHEDULE A**

<b>ADDRESS</b>	<b>PID</b>	<b>LEGAL DESCRIPTION</b>
<b>2230 Springer Avenue</b>	003-403-033	Lot 2 District Lot 125 Group 1 New Westminster District Plan 12069
<b>2252 Springer Avenue</b>	002-911-388	Lot 3 District Lot 125 Group 1 New Westminster District Plan 12069
<b>2270 Springer Avenue</b>	009-640-568	Lot 4 District Lot 125 Group 1 New Westminster District Plan 12069
<b>2330 Douglas Road</b>	009-640-576	Lot 5 District Lot 125 Group 1 New Westminster District Plan 12069

VANCOUVER



PORT MOODY  
COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



Date:  
Aug 17 2021

Scale:  
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Drawn By:  
RW

REZONING SERIES - 2021 AUGUST