

ITEM	24
MANAGER'S REPORT NO.	45
COUNCIL MEETING	93/07/26

TO: CITY MANAGER 1993 JULY 21
FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 02.263
SUBJECT: REZONING APPLICATIONS
PURPOSE: To submit the current series of new rezoning applications for Council's consideration.

RECOMMENDATION:

1. **THAT** Council set a Public Hearing for this group of rezonings on 1993 August 24 except where noted otherwise in the individual reports.

R E P O R T

Attached please find reports on outstanding rezoning applications. A short form notation of the report recommendations are also outlined for the convenience of Council.

		Page No.	Recommend. Page No.
Item #1	Application for the rezoning of:	314	316
RZ #32/93	Lot 11, Blk. 4, D.L. 171, Group 1, N.W.D. Plan 992		
	From: R5 Residential District		
	To: RM4 Multiple Family Residential District		
	Address: 6791 Southpoint Drive		

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RECOMMENDATIONS:

- 1) Copies of report be sent to applicant and to the owner of 6850 Southpoint Drive.
- 2) Staff be authorized to work with the applicant towards Comprehensive Development rezoning and the preparation of a plan of development for a development site in accordance with the adopted Area Plan, which is suitable for presentation to a Public Hearing, on the understanding that a more detailed report will be submitted at a later date.

Item #2 Application for the rezoning of: 320 323
RZ #33/93

Parcel "A" (Exp. Plan 14593), Lot 1, D.L. 91,
Group 1, N.W.D. Plan 4210

From: C6 Gasoline Service Station District
and R5 Residential District

To: C4 Service Commercial District

Address: 6869 Canada Way and a
portion of 6841 Canada Way

RECOMMENDATION:

- 1) Council **not** give favourable consideration.

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Item #3 RZ #34/93	Application for the rezoning of: E. 1/2 of N. 1/3 Lot 32, D.L. 34, Group 1, N.W.D. Plan 849	326	328
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From: R5 Residential District

To: CD Comprehensive Development
 District (based on the RM3 Multiple
 Family Residential District)

Address: 5511 Patterson Avenue

RECOMMENDATIONS:

- 1) Council **not** give favourable consideration.
- 2) Copy of this report be sent to the applicant.

Item #4 RZ #35/93	Application for the rezoning of: Lot 2, Exc. Parcel A (EP10015), D.L. 162, Group 1, N.W.D. Plan 5452	333	336
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From: P2 Administration and Assembly
 District

To: A3 Truck Gardening District

Address: 4990 Marine Drive

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RECOMMENDATIONS:

- 1) Rezoning Bylaw be prepared and advanced to First Reading on 1993 August 09 and to a Public Hearing on 1993 August 24 at 7:30 p.m.
- 2) Prerequisites a) to c).

Item #5
RZ #36/93

Application for the rezoning of:

340

343

Parcel 3 Exc.: Firstly: Airspace Parcel 1, Plan 79744; Secondly: Airspace Parcel 2, Plan 87288; D.L. 153, Group 1, N.W.D. Plan 79648

From: CD Comprehensive Development District (based on C3 General Commercial District and P2 Administration and Assembly District Guidelines)

To: "Amended" CD Comprehensive Development District (based on C3 General Commercial District and P2 Administration and Assembly District Guidelines)

Address: 4700 Kingsway

RECOMMENDATIONS:

- 1) Rezoning Bylaw be prepared and advanced to First Reading on 1993 August 09 and to a Public Hearing on 1993 August 24 at 7:30 p.m.
- 2) Prerequisite a).

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Item #6 RZ #37/93	Application for the rezoning of: Lot 6, Blk. 11, D.L. 97, Group 1, N.W.D. Plan 2802 From: M4 Special Industrial District To: P8 Parking District Address: 7037 Randolph Avenue	347	349
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RECOMMENDATIONS:

- 1) Rezoning Bylaw be prepared and advanced to First Reading on 1993 August 09 and to a Public Hearing on 1993 August 24 at 7:30 p.m.
- 2) Prerequisites a) to c).

Item #7 RZ #38/93	Application for the rezoning of: Lots 5 and 6, Blk. 5, D.L. 121, Group 1, N.W.D. Plan 1054 From: R5 Residential District To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and the Hastings Street Area Plan as Guidelines) Address: 4420 and 4426 Albert Street	353	358
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RECOMMENDATIONS:

- 1) Rezoning Bylaw be prepared and advanced to First Reading on 1993 August 09 and to a Public Hearing on 1993 August 24 at 7:30 p.m.
- 2) Prerequisites a) to 1).

Item #8
RZ #39/93

Application for the rezoning of: 363 365

Lot 6, D.L. 171, Land District 37, Group 1,
N.W.D. Plan 78941

From: CD Comprehensive Development District
(based on RM3 Multiple Family Residential District Guidelines)

To: "Amended" CD Comprehensive Development District (based on RM3 Multiple Family Residential District Guidelines)

Address: 6745 Station Hill Court

RECOMMENDATION:

- 1) Staff be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing, on the understanding that a more detailed report will be submitted at a later date.

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Item #9 RZ #40/93	Application for the rezoning of: Lot 57, D.L. 117, Group 1, N.W.D. Plan 28692 From: M3 Heavy Industrial District To: M3r Heavy Industrial District Address: 3810 E. 1st Avenue	370	373

RECOMMENDATIONS:

- 1) Rezoning Bylaw be prepared and advanced to First Reading on 1993 August 09 and to a Public Hearing on 1993 August 24 at 7:30 p.m.
- 2) Prerequisites a) to e).

Item #10 RZ #41/93	Application for the rezoning of: Lots 27, 28, 29 and 30, Blk. 2, D.L. 152, Group 1, N.W.D. Plan 1209 From: RM3 Multiple Family Residential District To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District Guidelines) Address: 6537 and 6549 Royal Oak Avenue	377	382
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RECOMMENDATIONS:

- 1) Rezoning Bylaw be prepared and advanced to First Reading on 1993 August 09 and to a Public Hearing on 1993 August 24 at 7:30 p.m.
- 2) Prerequisites a) to l).

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Item #11 RZ #42/93		
Application for the rezoning of:	386	389
Lot A, D.L. 153, Group 1, N.W.D. Plan 72824		
From: CD Comprehensive Development District (based on C3 General Commercial District Guidelines)		
To: "Amended" CD Comprehensive Development District (based on C3 General Commercial District Guidelines)		
Address: 4361 Kingsway		

RECOMMENDATION:

- 1) Staff be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing.

Item #12 RZ #43/93	Application for the rezoning of:	393	402
	Lot 23 Exc.: Part on Plan with Bylaw filed A29338, D.L. 95, Group 1, N.W.D. Plan 556		
	From: C4 Service Commercial District		
	To: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, P5 Community Commercial District and C2 Community Commercial District use and density)		
	Address: 7026 Kingsway		

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RECOMMENDATIONS:

- 1) Staff be authorized to bring forward for abandonment Bylaw No. 9833, Amendment Bylaw No. 1, 1993, Rezoning Reference #45/92, a predecessor of the current zoning application after Second Reading has been granted for this new rezoning proposal.
- 2) Rezoning Bylaw be prepared and advanced to First Reading on 1993 August 09 and to a Public Hearing on 1993 August 24 at 7:30 p.m.
- 3) Prerequisites a) to r).

Item #13 RZ #44/93	Application for the rezoning of:	408	411
	Lot 1, D.L. 152, Group 1, N.W.D. Plan 74906		
	From: CD Comprehensive Development District (based on C3 General Commercial District Guidelines)		
	To: "Amended" CD Comprehensive Development District (based on C3 General Commercial District Guidelines)		
	Address: 4940 Kingsway		

RECOMMENDATIONS:

- 1) Rezoning Bylaw be prepared and advanced to First Reading on 1993 August 09 and to a Public Hearing on 1993 August 24 at 7:30 p.m.
- 2) Prerequisites a) to f).

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Item #14
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Application for the rezoning of:

415

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See attached Schedule "A"

From: C4 Service Commercial District and
P3 Park and Public Use District

To: CD Comprehensive Development District
(in accordance with the Edmonds Town
Centre West Development Plan Guidelines)

Address: 6694 Kingsway; 7265/7287 Mission
Avenue; 7279 Hawthorne Avenue;
6645/6655/6665/6675 Beresford Street

RECOMMENDATION:

- 1) Staff be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing, on the understanding that a more detailed report will be submitted at a later date.

Item #15
RZ #46/93

Application for the rezoning of:

423

426

Lot 5 Exc: Southerly 78', D.L. 79, Group 1,
N.W.D. Plan 1955; Parcel "A" (407024E), Lot 6,
D.L. 79, Group 1, N.W.D. Plan 1955

From: R1 Residential District

To: P3 Park and Public Use District

Address: 6542 and 6584 Deer Lake Avenue

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RECOMMENDATIONS:

- 1) Rezoning Bylaw be prepared and advanced to First Reading on 1993 August 09 and to a Public Hearing on 1993 August 24 at 7:30 p.m.
- 2) Prerequisite a) and b).

Item #16	Application for the rezoning of:	428	433
RZ #47/93	Lot 82, D.L. 98, Group 1, N.W.D. Plan 34549		

Lot 82, D.L. 98, Group 1, N.W.D. Plan 34549

From: M1 Manufacturing District

To: CD Comprehensive Development District
(based on RM3 Multiple Family Residential District use and density)

Address: 7170 Antrim Avenue

RECOMMENDATIONS:

- 1) Staff be authorized to bring forward for abandonment Bylaw No. 9346, Amendment Bylaw No. 12, 1990, Rezoning Reference #73/88, a predecessor of the current zoning application after Second Reading has been granted for this new rezoning proposal.

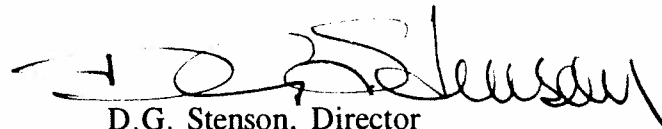
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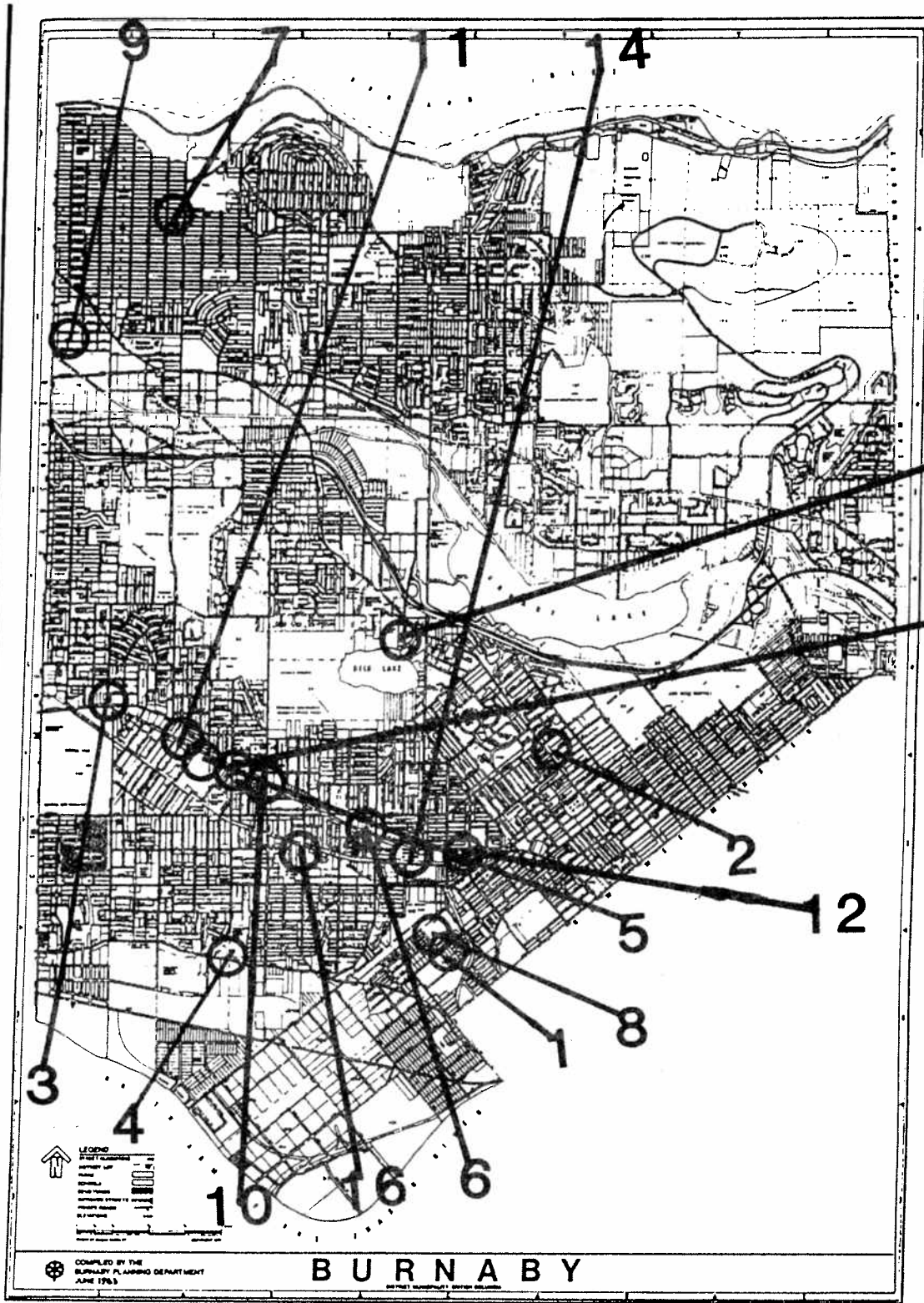
- 2) Rezoning Bylaw be prepared and advanced to First Reading on 1993 August 09 and to a Public Hearing on 1993 August 24 at 7:30 p.m.

- 3) Prerequisites a) to m).


D.G. Stenson, Director
Planning and Building

DGS:yg

Attach.



Date:
1993 JULY 26

Scale:
N/A

Drawn By:
N/A



REZONING KEY MAP - 1993 JULY 26

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