

**TO:** CITY MANAGER

1999 November 17

**FROM:** DIRECTOR PLANNING AND BUILDING

**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 1999 December 14 at 7:30 p.m., except where noted otherwise in the individual reports.

**REPORT**

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

|                  |  | <b><u>Page</u></b><br><b><u>No.</u></b> | <b><u>Recommen.</u></b><br><b><u>Page No.</u></b> |
|------------------|--|---|---|
| <b>Item #1</b>   | Application for the rezoning of:                       |   |   |
| <b>RZ# 99-37</b> | Lots 12 to 16, Blk 7, D.L. 121, Group 1, NWD Plan 1054 | <b>310</b>                              | <b>313</b>  |

**From:** R5 Residential District

**To:** CD Comprehensive Development District  
(based on RM4 Multiple Family Residential District)

**Address:** 4250/56/64/66 Albert Street

**RECOMMENDATION:**

1. **THAT** staff be authorized to work with the applicant in line with this report towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a further more detailed report will be submitted at a later date.

2. **THAT** Council support, in principle, the sale of City land for this development as outlined in this report.

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| <b>Item #2</b><br><b>RZ#99-45</b> | Application for the rezoning of:<br>Ptn of Lot 4, D.L. 166 & 167, Group 1, NWD Plan LMP42789 | <b>318</b> | <b>321</b> |
|-----------------------------------|--|------------|------------|

**From:** CD Comprehensive Development District (based on M1 Manufacturing District, M2 General Industrial District and M3 Heavy Industrial District and M5 Light Industrial District)

**To:** Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District guidelines and in accordance with the development plan entitled "Stylus Furniture Ltd." prepared by Beedie Construction Co. Ltd.)

**Address:** Ptn. 7800 Fraser Park Drive

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1999 November 22 and to a Public Hearing on 1999 December 14 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement

covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The satisfaction of all necessary subdivision requirements.
- e) The deposit of the applicable GVS & DD sewerage charge.
- f) The provision of facilities for cyclists.
- g) The granting of any necessary easements.
- h) The satisfaction of all necessary flood proofing requirements.

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| <b>Item #3</b>   | Application for the rezoning of:                         |            |            |
| <b>RZ# 99-46</b> | Ptn of Lot 4, D.L. 166 & 167, Group 1, NWD Plan LMP42789 | <b>325</b> | <b>328</b> |

**From:** CD Comprehensive Development District (based on M1 Manufacturing District, M2 General Industrial District and M3 Heavy Industrial District and M5 Light Industrial District)

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

guidelines and in accordance with the development plan entitled "Old Dutch Foods" prepared by Beedie Construction Co. Ltd.)

**Address:** Ptn. of 7800 Fraser Park Drive

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1999 November 22 and to a Public Hearing on 1999 December 14 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The satisfaction of all necessary subdivision requirements.
  - e) The deposit of the applicable GVS & DD sewerage charge.

- f) The provision of facilities for cyclists.
- g) The granting of any necessary easements.
- h) The satisfaction of all necessary flood proofing requirements.

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| <b>Item #4</b>   | Application for the rezoning of:                          |            |            |
| <b>RZ #99-47</b> | Ptn. of Lot 4, D.L. 166 & 167, Group 1, NWD Plan LMP42789 | <b>332</b> | <b>332</b> |

**From:** CD Comprehensive Development District (based on M1 Manufacturing District, M2 General Industrial District and M3 Heavy Industrial District and M5 Light Industrial District)

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

**Address:** Ptn of 7800 Fraser Park Drive

**RECOMMENDATION:**

1. **THAT** this report be received for information purposes.

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| <b>Item #5</b>   | Application for the rezoning of:                                       |            |            |
| <b>RZ# 99-48</b> | Ptn. of Lot 5, Lots 6 to 11, Block 7, D.L. 131, Group 1, NWD Plan 1054 | <b>334</b> | <b>336</b> |

**From:** R5 Residential District

**To:** CD Comprehensive Development District (based on RM7 Hastings Village Multiple Family Residential District)

**Address:** Ptn 4216 Albert Street, 4220, 4224, 4228  
& 4246 Albert Street

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1999 November 22 and to a Public Hearing on 1999 December 14 at 7:30 p.m.
2. **THAT** the following be established as a prerequisite to the completion of the rezoning:
  - a. The submission of a suitable plan of development.
  - b. The consolidation of the subject site into one legal parcel.

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| <b>Item #6</b><br><b>RZ#99-49</b> | Application for the rezoning of:<br>Lot 21, Block 30, D.L. 33, Group 1, NWD Plan 1616 | <b>339</b> | <b>342</b> |
|-----------------------------------|---|------------|------------|

**From:** R4 Residential District

**To:** R12 Residential District

**Address:** 5215 Elsom Avenue

**RECOMMENDATION:**

1. **THAT** Council not give favorable consideration to this rezoning request.

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| <b>Item #7</b><br><b>RZ# 99-51</b> | Application for the rezoning of:<br>Lot 2, D.L. 155, Group 1, NWD Plan 67851 | <b>346</b> | <b>350</b> |
|------------------------------------|--|------------|------------|

**From:** M3 Heavy Industrial District

**To:** CD Comprehensive Development District  
(based on M2 General Industrial District, M5  
Light Industrial District and M3 Heavy  
Industrial District guidelines, and in  
accordance with the development plan entitled  
“5600 Thorn Street” prepared by Planet  
Consulting Group Inc.)

**Address:** 5600 Thorn Street

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and  
advanced to first reading on 1999 November 22,  
and to a Public Hearing on 1999 December 14 at  
7:30 p.m.
2. **THAT** the following be established as a  
prerequisite to the completion of the rezoning:
  - a) The submission of a suitable plan of  
development.

**Item #8**  
**RZ#99-52**

Application for the rezoning of:  
Strata Lots 5 - 118, D.L. 1, Group 1, NWD Strata Plan  
NW1901m together with an interest in the common  
property in proportion to the unit entitlement of the  
strata lot shown on Form 1

358

358

**From:** CD Comprehensive Development District  
(based on C1 Neighbourhood Commercial  
District, C3 General Commercial District and  
M5 Light Industrial District)

**To:** Amended CD Comprehensive Development  
District (based on C1 Neighbourhood  
Commercial District, C3 General Commercial  
District and M5 Light Industrial District)

**Address:** 4501 North Road

**RECOMMENDATION:**

1. **THAT** this report be received for information purposes.

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| <b>Item #9</b><br><b>RZ#99-53</b> | Application for the rezoning of:<br>Lots H, I, and J, D.L. 70, Group 1, NWD Plan 71013 | <b>361</b> | <b>361</b> |
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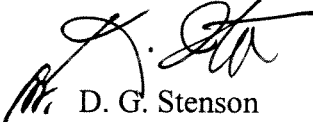
**From:** CD Comprehensive Development District  
(based on M5 Light Industrial District and  
Willingdon Business Park Community Plan)

**To:** Amended CD Comprehensive Development  
District (based on M5 Light Industrial District  
and Willingdon Business Park Community  
Plan)

**Address:** 4330, 4350, 4370 Still Creek Drive

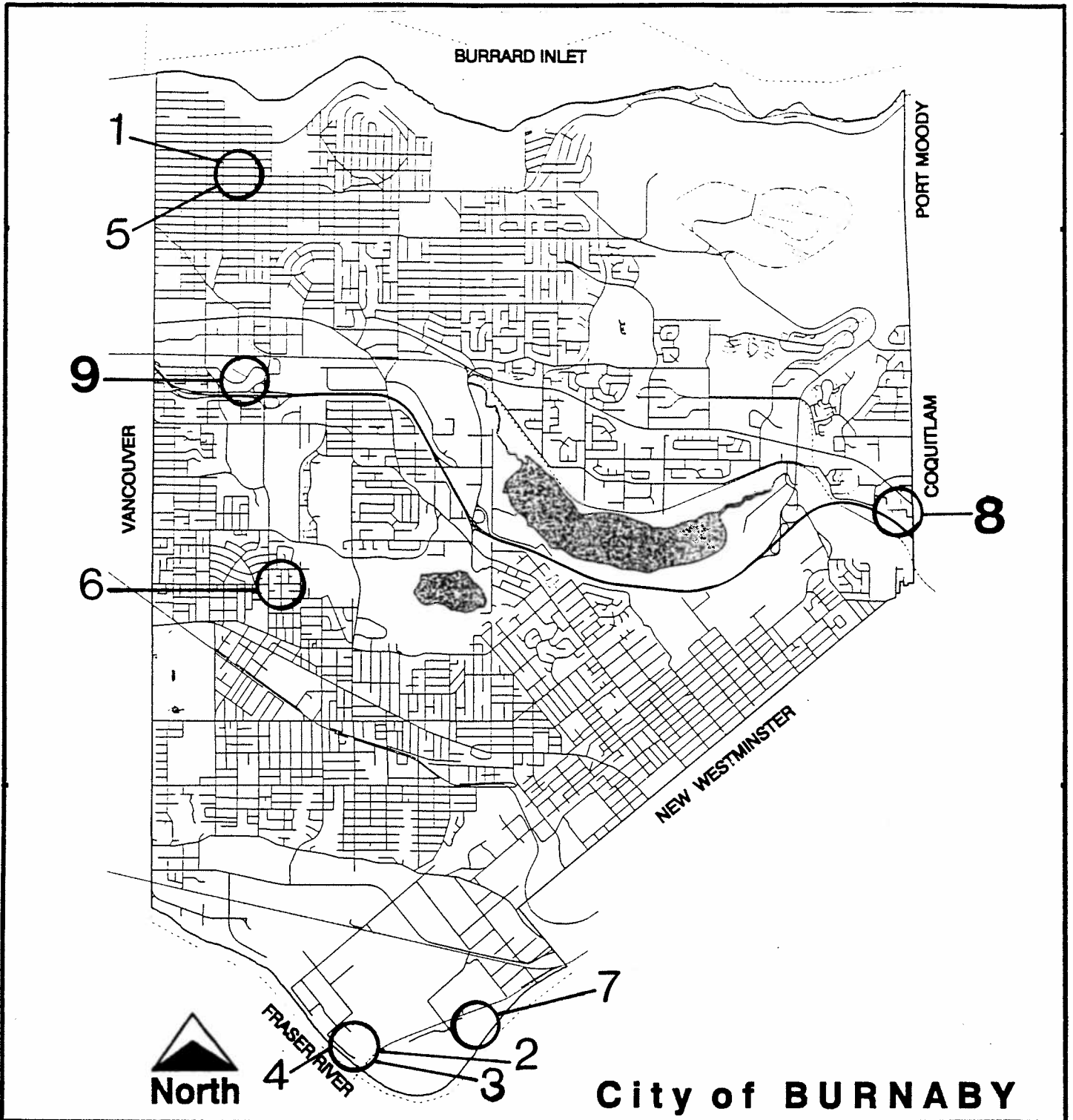
**RECOMMENDATION:**

1. **THAT** this report be received for information purposes.

  
D. G. Stenson  
Director Planning and Building

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Attach  
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Planning And Building Department

Scale:

REZONING SERIES

Drawn By: DB

 ITEM NO.

Date: 1999 NOV. 22

