



Item	
Meeting	2006 July 24

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2006 July 19

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 Council's consideration.

RECOMMENDATION:

1. **THAT** Council set a Public Hearing for this group of rezonings on 2006 August 29 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.

		Page No.	Recommend. Page No.
Item #1	Application for the rezoning of:		
Rez #06-30	Lots 1, 2 & 3, Blk 9, D.L. 98, Group 1, NWD Plan 8184	309	311

From: M4 Special Industrial District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines)

Address: 5008, 5020 & 5032 Imperial Street

RECOMMENDATIONS:

1. **THAT** a copy of this report be sent to the property owners at 5044 Imperial Street and 5035 Beresford Street.
2. **THAT** the Planning and Building Department be authorized 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 #2 Application for the Rezoning of:
Rez #06-31 Parcel "A" (Expl. Pl. 9924), Blk 24, D.L. 29, Group 1,
NWD Plan 3035

315

317

From: R5 Residential District

To: CD Comprehensive Development District (based on
RM1 Multiple Family Residential District and Edmonds
Town Centre Plan guidelines)

Address: 7473 Fourteenth Avenue

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized 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 #3 Application for the rezoning of:
Rez #06-32 Lots 3, 16 & 17, Blk 36, D.L. 34, Group 1, NWD Plan
1355

321

323

From: R5 Residential District

To: CD Comprehensive Development District (based on
RM3 Multiple Family Residential District and
Metrotown Development Plan guidelines)

Address: 5480, 5516 & 5550 Patterson Avenue

RECOMMENDATIONS:

1. **THAT** a copy of this report be sent to the property owner of 4125 Sardis Street
2. **THAT** the Planning and Building Department be authorized 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 #4	Application for the Rezoning of:		
Rez #06-33	Lot 7, Blk 15, D.L. 116, Group 1, NWD Plan 1236	327	329

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines)

Address: 3870 Pender Street

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized 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 #5	Application for the rezoning of:		
Rez #06-34	Lot 182, D.L. 83, Group 1, NWD Plan 42596	333	336

From: R2 Residential District

To: R2 "b" Residential District

Address: 5375 Gilpin Street

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 July 24 and to a Public Hearing on 2006 August 29 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 cost of relocating the fire hydrant in front of the property approximately 6m east of its current location.
 - c. Compliance with all requirements of the Fraser Health Authority including the applicable sections of the *Child Care Licensing* regulations of the Community Care and Assisted Living Act.

Item #6	Application for the Rezoning of:		
Rez #06-35	Ptn. of Parcel "B", D.L. 96, Group 1, NWD Plan 81538	340	343
From:	M2 General Industrial District		
To:	M2 "r" General Industrial District		
Address:	Ptn. of Unit 7492 Conway Avenue (7532 Conway Avenue – legal lot)		

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 July 24 and to a Public Hearing on 2006 August 29 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 #7	Application for the Rezoning of:		
Rez #06-36	Lot 6, D.L. 96, Group 1, NWD Plan LMP37089	348	351
From:	CD Comprehensive Development District (based on RM2 Multiple Family Residential District and C1 Neighbourhood Commercial District)		
To:	Amended CD Comprehensive Development District (based on RM2 Multiple Family Residential District, C1 Neighbourhood Commercial District, P1 Neighbourhood Institutional District and Edmonds Town Centre Plan guidelines)		
Address:	7312 Magnolia Terrace (Retail tenant space: 6808 Beresford Street)		

RECOMMENDATIONS:

1. **THAT** the Planning and Building Department be authorized 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 strata corporations at 6702 Beresford Street, 6833 Village Green and 6673, 6711 and 6813 Prenter Street.

Item #8	Application for the rezoning of:		
Rez #06-37	Lot 86, D.L. 216, Group 1, NWD Plan 10936	354	357

From: R2 Residential District

To: R2 "a" Residential District

Address: 7325 Ridge Drive

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized 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 #9	Application for the Rezoning of:		
Rez #06-38	Lots 4, 5 & 6, BLK 77, D.L.'s 122 & 127, Group 1, NWD Plan 4953	360	362

From: P1 Neighbourhood Institutional District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Apartment Study Area "B" guidelines)

Address: 340 Ellesmere Avenue

RECOMMENDATIONS:

1. **THAT** a copy of this report be sent to the property owner at 380 Ellesmere Avenue.
2. **THAT** the Planning and Building Department be authorized 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 #10	Application for the rezoning of:		
Rez #06-39	Lot 5, D.L. 155, Group 1, NWD Plan BCP5813	366	366

From: CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District
 (based on M2 General Industrial District, M5 Light
 Industrial District and Big Bend Development Plan
 guidelines)

Address: 8328 Riverbend Court

RECOMMENDATION:

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

Item #11	Application for the Rezoning of:		
Rez #06-40	Lots 3 and 4, D.L. 124, Group 1, NWD Plan 16288	370	370

From: M2 General Industrial District and R3 Residential
 District

To: CD Comprehensive Development District (based on
 RM3 Multiple Family Residential District and
 Brentwood Town Centre Plan guidelines)

Address: 4710 & 4739 Lougheed Highway and Ptn. of Sumas
 Street

RECOMMENDATION:

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

Item #12	Application for the rezoning of:		
Rez #06-41	Parcel "B" (Expl. Pl. 7673) Blk 12 of Blk 2 Except: Firstly Parcel "One" (Ref. Pl 9692), Secondly: Part Dedicated Road on Plan 67628, D.L.'s 78, 131 & 136, Group 1, NWD Plan 3049 and Lot 1 Except: Part Dedicated Road on Pl 67628, D.L.'s 78 & 136, Group 1, NWD Plan 11017, Lot 1, D.L. 136, Group 1, NWD Plan BCP12874	374	378

From: A2 Small Holdings District and R2 Residential District

To: R9 Residential District

Address: 6990 & 7022 Broadway, 7039 Mawhinney Close

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized 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.

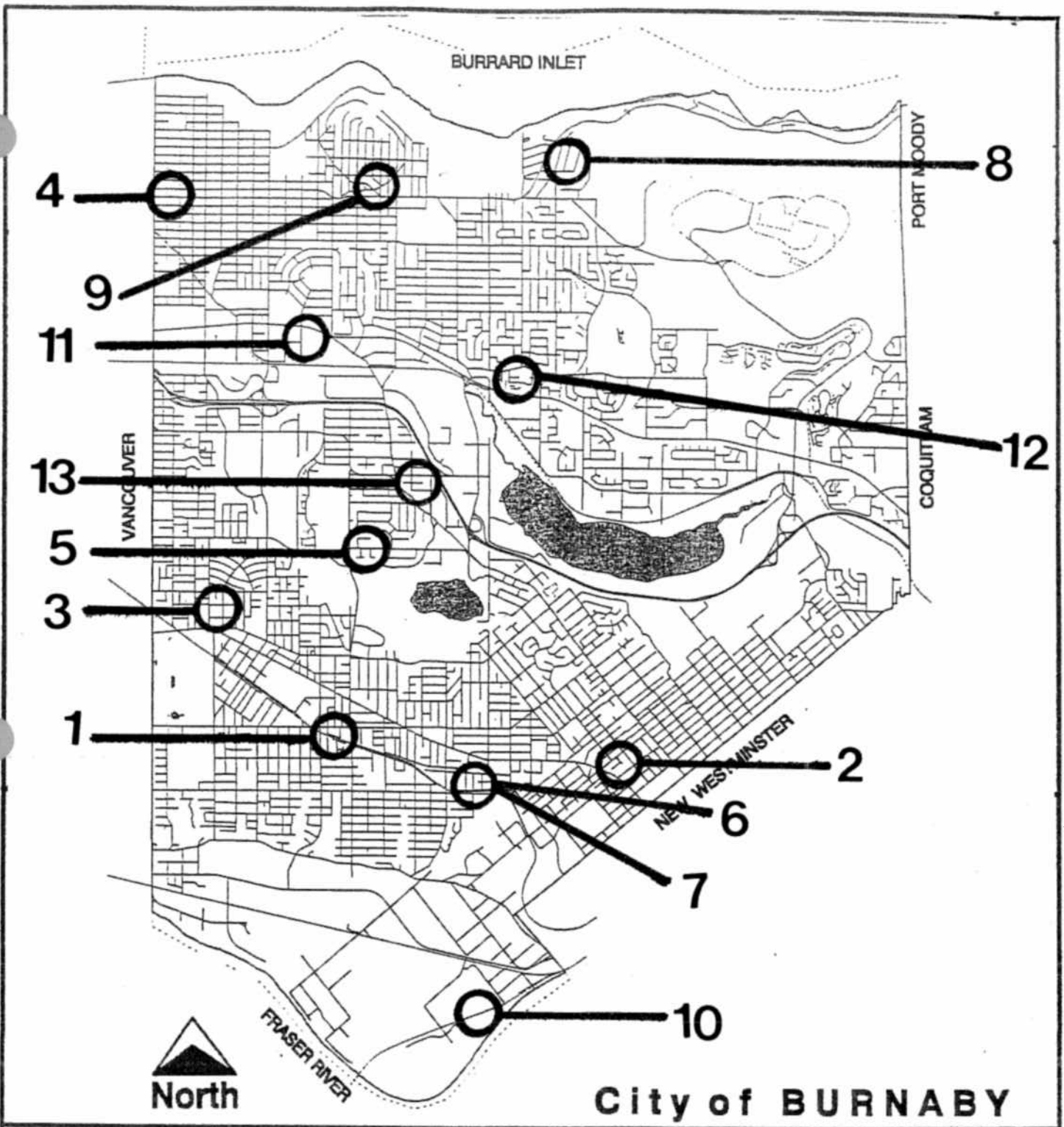


J. S. Belhouse
Director Planning and Building

:gk
Attach

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Planning And Building Department

Scale:

Rezoning Series

Drawn By: DB

 Item Nos.

Date: 2006 July 24

NB Item No. 13 not going this series

