

SUMMARY AND RECOMMENDATION

3. REZONING: Joyce-Collingwood Station Precinct Plan and Related Rezoning

Summary: To amend the Zoning and Development By-law to add two new districts proposed by the Joyce-Collingwood Station Precinct Plan. Accordingly, some properties within the Plan area would be rezoned to RM-7AN to allow for duplexes/townhouses, and to RM-9BN to allow for apartments. These zoning changes would help implement the Plan by allowing for more housing in close proximity to rapid transit.

Applicant: Acting General Manager of Planning, Urban Design and Sustainability

Referral: This item was referred to Public Hearing at the Regular Council Meeting of June 28, 2016.

Recommended Approval: By the Acting General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT, the following amendments to the Zoning and Development By-law, generally as set out in the Policy Report dated June 2, 2016, entitled "Joyce-Collingwood Station Precinct Plan and Related Rezoning", be approved:
- (i) creation of a new district, RM-7AN, as part of the RM-7 and RM-7N Districts Schedule generally in accordance with Appendix G of the above Policy Report;
 - (ii) creation of a new district, RM-9BN, as part of the RM-9, RM-9A, RM-9N and RM-9AN Districts Schedule generally in accordance with Appendix H of the above Policy Report;
 - (iii) rezoning of those areas of Joyce-Collingwood shown outlined in bold on Schedule A of Appendix G of the above Policy Report;
 - (iv) revisions to Schedule A of CD-1 (219) to remove:
 - 3206 Vanness Avenue [PID: 011-933-925; Lot 1, Block 146, District Lot 37, Plan 2741];
 - 3212 Vanness Avenue [PID: 011-933-933; Lot 2, Except Part on Plan LMP43341; Block 146, District Lot 37, Group 1, New Westminster District Plan 2741];
 - 3218 Vanness Avenue [PID: 013-434-004; Lot 3, Except the South 16 Feet Now Lane, Block 146, District Lot 37, Plan 2741];
 - 3224 Vanness Avenue [PID: 007-347-146; Lot 4, Except the South 16 Feet Now Lane, Block 146, District Lot 37, Plan 2741];

- 3228 Vanness Avenue [PID: 013-434-012; Lot 5, Except the South 16 Feet Now Lane, Block 147, District Lot 37, Plan 2741];
- 3230 Vanness Avenue [PID: 010-648-283; Lot 6, Except the South 16 Feet Now Lane, Blocks 90, 146 and 147, District Lot 37, Plan 2741]; and
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- 3234 Vanness Avenue [PID: 013-434-021; Lot 7, Except the South 16 Feet Now Lane, Block 147 District Lot 37, Plan 2741].

as shown in Appendix I of the above Policy Report; and

- (v) rezoning those areas of Joyce-Collingwood shown outlined in bold on Schedule A of Appendix H of the above Policy Report.
- B. THAT, the application to amend Schedule A of the Sign By-law to establish regulations for the new districts, generally as set out in Appendix J and Appendix K of the Policy Report dated June 2, 2016, entitled "Joyce-Collingwood Station Precinct Plan and Related Rezoning", be approved.
- C. THAT, subject to enactment of the amending by-law described in Recommendation A, the Director of Legal Services be instructed to bring forward for approval the amendment to the Parking By-law, generally as set out in Appendix L and Appendix M of the Policy Report dated June 2, 2016, entitled "Joyce-Collingwood Station Precinct Plan and Related Rezoning".
- D. THAT, subject to enactment of the amending by-law described in Recommendation A, the Director of Legal Services be instructed to bring forward for approval the amendment to the Subdivision By-law, generally set out in Appendix N and Appendix O of the Policy Report dated June 2, 2016, entitled "Joyce-Collingwood Station Precinct Plan and Related Rezoning".
- E. THAT, subject to enactment of the amending by-law described in Recommendation A, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval amended RM-7, RM-7N and RM-7AN Guidelines, RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines, and Joyce Station Area CD-1 Guidelines (Vanness Avenue and Spencer Street Site) generally in accordance with Appendices P, Q and R of the Policy Report dated June 2, 2016, entitled "Joyce-Collingwood Station Precinct Plan and Related Rezoning, for Council adoption.
- F. THAT, subject to enactment of the amending by-law described in Recommendation A, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval amended Strata Title Policies for RS, RT and RM Zones, generally in accordance with Appendix S of the Policy Report dated June 2, 2016, entitled "Joyce-Collingwood Station Precinct Plan and Related Rezoning, for Council adoption.
- G. THAT, recommendations A through F be adopted on the following conditions:
- (i) THAT, the passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

- (ii) THAT, any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
- (iii) THAT, the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[RZ - Joyce-Collingwood Station Precinct Plan and Related Rezoning]