

SUMMARY AND RECOMMENDATION

3. PLAN AND TEXT AMENDMENT: 396 EAST 1ST AVENUE/501 GREAT NORTHERN WAY

Summary: Plan amendments to CD-1 By-law No. 8131 (reference no. 402) and to the IC-3 District to accommodate new road alignments, with consequential text amendments to both schedules.

Applicant: Director of Planning

Recommended Approval: By the Director of Planning

THAT, as part of the implementation of the new structure plan for the Great Northern Way Campus, ("New Structure Plan"), approved by Council on April 29, 2008, the application to undertake the following consequential amendments:

- (i) rezone the easterly portion of Lot O District Lots 200A and 264A Group 1 New Westminster District Plan BCP_____, ("Lot O"), from CD-1 (Comprehensive Development) District to IC-3 (Industrial) District, so that all of this property is within the IC-3 District;
- (ii) amend the Floor Area and Density section of CD-1 By-law No. 8131 (#402) to decrease the floor area permitted by 8 244 m² and amend various other parts of the CD-1 By-law for consistency with the New Structure Plan;
- (iii) amend the IC-3 District Schedule to allow external design requirements to be relaxed for irregular-shaped lots; and
- (iv) amend the Great Northern Technology Park (555 Great Northern Way) CD-1 Guidelines,

all as set out in Appendix A, B and C to the policy report "Zoning Amendments to CD-1 #402 and to the IC-3 District related to the New Structure Plan for the Great Northern Way Campus", dated April 29, 2008, be approved.

(PLAN AND RZ. 683/2008 - 396 EAST 1ST AVENUE/501 GREAT NORTHERN WAY)