

## SUMMARY AND RECOMMENDATION

**8. COMPREHENSIVE DEVELOPMENT DISTRICT (CD-1) REZONING: East Fraserlands**

**Summary:** To rezone from industrial zones and a commercial Comprehensive Development District (CD-1) to CD-1 districts to reflect uses and densities in the East Fraserlands Official Development Plan as a transitional step toward phased CD-1 rezonings as development of the site proceeds.

**Applicant:** Director of Planning

**Recommended Approval:** By the Director of Planning, subject to the following conditions as proposed for adoption by resolution of Council:

THAT the application to rezone:

- (i) certain lands described as:
  - (i) 3450 to 3512 East Kent North,
  - (ii) 3151 to 3680 Marine Way,
  - (iii) 3505 to 3515 Preston Avenue, and
  - (iv) 3699 Marine Way (see legal descriptions as presented in Appendix C, to policy report "East Fraserlands - CD-1 Rezonings" dated July 4, 2008),from their current industrial or comprehensive development zoning to a CD-1 comprehensive development zone that will permit multiple dwellings, public schools, and day care facilities, and
- (ii) certain lands described as PID: 007-051-883 Lot 119 District Lot 331 Plan 18928 and PID: 013-594-648 Lot 34 and PID 013-594-681 Lot 35, both of Blocks 9, 10 and 16 to 19, District Lots 330 & 331, Plan 2593 from its current industrial zoning to a CD-1 comprehensive development zone that will permit multiple dwellings and retail, service, manufacturing, institutional, and cultural and recreational uses;

generally as set out in accordance with Parts 1 and 2 of Appendix A, to policy report "East Fraserlands - CD-1 Rezonings" dated July 4, 2008 be approved subject to the following conditions:

**AGREEMENT**

THAT, prior to enactment of the CD-1 By-laws, the registered owner shall, at no cost to the City, and on terms and conditions satisfactory to the Director of Legal Services and Director of Planning:

- (a) grant to the City a personal covenant and a covenant under section 219 of the Land Title Act of British Columbia prohibiting any development on either site except to the extent that the City subsequently rezones any portion of a site by way of a further CD-1 rezoning; and
- (b) register the covenant in the Vancouver/New Westminster Land Title Office, with priority over such other liens, charges, and encumbrances affecting the subject sites as the Director of Legal Services considers advisable.

(CD-1 RZ. - East Fraserlands)