

# SUPPLEMENTAL REPORT TO COUNCIL



**Date:** May 27, 2019

**RIM No.** 1250-30

**To:** City Manager

**From:** Community Planning Department (AC)

**Application:** Z18-0059 TA18-0006      **Owners:** PC Urban Clement Holdings Ltd., Inc. No. BC 1099980

**Addresses:** 816 Clement Ave      **Applicant:** PC Urban – Shawn Oh

**Subject:** Rezoning and Text Amendment Application

OCP Designation: IND – Industrial

Existing Zone: I<sub>2</sub> – General Industrial & I<sub>4</sub> – Central Industrial

Proposed Zone: I<sub>4</sub> – Central Industrial

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## 1.0 Recommendation

THAT the Rezoning (Z18-0059) and Text Amendment (TA18-0006) Bylaws be forwarded to a Public Hearing for further consideration;

## 2.0 Purpose

To forward the Rezoning (Z18-0059) and Text Amendment (TA18-0006) bylaws to a Public Hearing.

## 3.0 Community Planning

Staff forwarded the bylaws to first reading on November 5<sup>th</sup> 2018. The applicant has applied to rezone the entirety of the property to the I<sub>4</sub> zone with plans to build two light – industrial buildings. In combination with the previously submitted mixed-use residential / commercial proposal on the adjacent Lot A, this proposal facilitates the vision of this site as a transition away from residential and towards industrial land uses. Staff recommended the bylaws not be forwarded to public hearing until final reading and Development Permit on Lot A could be considered by Council. This occurred on May 7<sup>th</sup> and Staff are now recommending the bylaws for the Phase 2 project at 816 Clement Avenue be forwarded to a Public Hearing.

**4.0 Proposal**

**4.1 Project Description**

The applicant has applied to rezone the property from a split I<sub>2</sub> / I<sub>4</sub> zone to the whole I<sub>4</sub> zone with plans to build two light – industrial buildings. Staff are not tracking any variances with the current plans. Should Council support the Text Amendment and Rezoning bylaws, staff will bring forward a detailed report evaluating the design guidelines for Council’s consideration of the Development Permit.

**Subject Properties Map: 816 Clement Ave**



**5.0 Current Development Policies**

n/a

**6.0 Technical Comments**

n/a

**7.0 Application Chronology**

Date of Application Received:	May 22, 2018
Date Public Consultation Completed:	Nov 3, 2018
Date of First Reading:	November 5 <sup>th</sup> 2018

<b>Report prepared by:</b>	Adam Cseke, Planner Specialist
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