

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: I₂ – General Industrial & I₄ – Central Industrial

Proposed Zone: I₄ – Central Industrial

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 5th 2018. The applicant has applied to rezone the entirety of the property to the I₄ 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 7th 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 I₂ / I₄ zone to the whole I₄ 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 th 2018

Report prepared by:	Adam Cseke, Planner Specialist
Reviewed by:	Terry Barton, Urban Planning Manager