Rezoning Application
for
514 and 518 Sumas Street
Subject Property – 514 Sumas Ave

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Single-family dwellings to the west
Sumas Park to the east
Single-family dwellings to the south
Selkirk and Cecelia Village

Land Use Policies

Along Cecelia Road, uses which activate the street such as cafes, food services, personal services and retail uses may be located within industrial flex spaces (see 13.1.4).

Light industrial or commercial uses, including village commercial uses, should be located at ground level along Jutland Road in areas designated for Employment with Limited Residential (see 13.1.1c).

Legend

- Industrial Employment
- Industrial Employment with limited residential
- General Employment
- General Employment with limited residential
- Traditional Residential
- Urban Residential
- Large Urban Village
- Park/Open Space

Special Planning Area

# Anticipated Building Height (storeys)

13.1.6 With any future redevelopment of the GVSD works yard, a mix of light industrial employment and residential uses, with connectivity established throughout the site, and an urban village frontage on Cecelia Road opposite the Burnside School site, would be supported.

Live-work uses or home occupations would be supported in the townhomes fronting on Jutland Road.

For mixed use projects which are primarily residential on this site, more than six storeys may be supported with a building height generally consistent with the existing building across Jutland Road.

Map 11: Future Land Use Map for Selkirk and Cecelia Village sub-area