

## SUMMARY AND RECOMMENDATION

**4. REZONING: 6250-6410 Oak Street**

**Summary:** To rezone 6250-6410 Oak Street from RS-1 (One-Family Dwelling) District to RM-8AN (Multiple Dwelling) District to permit a townhouse development with a floor space ratio (FSR) up to 1.2. The form of development will be reviewed through a subsequent development permit process.

**Applicant:** Oak Street Project Holdings Inc.

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of March 12, 2019.

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

A. THAT the application by Oak Street Project Holdings Inc., the registered owner, to rezone:

- 6250 Oak Street [*PID 009-272-003; Lot 3 of Lot H, Block 1008, District Lot 526, Plan 10874*];
- 6270 Oak Street [*PID 009-272-011; Lot 4 of Lot H, Block 1008, District Lot 526, Plan 10874*];
- 6290 Oak Street [*PID 005-114-691; Lot 5 Block H of Block 1008, District Lot 526, Plan 10874*];
- 6310 Oak Street [*PID 009-272-020; Lot 6 of Lot H, Block 1008, District Lot 526, Plan 10874*];
- 6330 Oak Street [*PID 009-272-038; Lot 7 of Lot H, Block 1008, District Lot 526, Plan 10874*];
- 6368 Oak Street [*PID 006-029-914; Lot 8 Block H of Block 1008, District Lot 526, Plan 10874*];
- 6370 Oak Street [*PID 004-334-191; Lot 9 of Lot H, Block 1008, District Lot 526, Plan 10874*];
- 6390 Oak Street [*PID 009-272-046; Lot 10, Except Part in Explanatory Plan VAP 20475 of Lot H Block 1008 District Lot 526 Plan 10874*]; and
- 6410 Oak Street [*PID 09-272-054; Lot 11, Except Part in Explanatory Plan LMP5420, of Lot H Block 1008 District Lot 526 Plan 10874*];

all from RS-1 (One-Family Dwelling) District to RM-8AN (Multiple Dwelling) District, generally as presented in Appendix A of the Policy Report dated February 26, 2019, entitled "Rezoning: 6250-6410 Oak Street", be approved in principle;

FURTHER THAT the above approval be subject to the Conditions of Approval contained in Appendix B of the Policy Report, except that the title and preamble for Part 1 be replaced with:

**“PART 1: CONDITIONS OF APPROVAL OF THE DEVELOPMENT APPLICATION**

THAT, in reviewing a development application for the site, the Director of Planning shall have particular regard for the following:”

and, in Part 2, that the street names be corrected in subsections 3 (g) and (h), as follows:

- “(g) Provision of funding towards minor signal improvements at the intersection of Oak Street and 46th Avenue including: accessible pedestrian signal and LED lighting.
- (h) Provision of funds towards upgraded curb ramps to current City standards at Oak Street and 46th Avenue (southeast corner), including any costs related to signal pole relocation required due to this change.”

B. THAT, subject to the enactment of the amending by-law, the Director of Legal Services be instructed to bring forward for Council approval amendments to the Subdivision By-law generally as set out in Appendix C of the Policy Report dated February 26, 2019, entitled “Rezoning: 6250-6410 Oak Street”.

C. THAT A be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

**[RZ – 6250-6410 Oak Street]**