

SUMMARY AND RECOMMENDATION

6. REZONING: 4906-4970 Quebec Street

Summary: To rezone 4906-4970 Quebec Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey residential building with 55 strata-titled units over two levels of underground parking. A height of 20.31 metres (66.6 feet) and an FSR of 2.31 are proposed.

Applicant: Ciccozzi Architecture Inc.

Referral: This item was referred to Public Hearing at the Regular Council Meeting of April 23, 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 Ciccozzi Architecture Inc. on behalf of 1111871 B.C. LTD. (Aoyuan 33Quebec Project Limited Partnership), the registered owner, to rezone 4906-4970 Quebec Street [*Lots 25, 24, The North ½ of Lot 23, The South ½ of Lot 23, and Lot 22, all of Block 4, District Lot 637, Plan 7030; PIDs 010-747-656, 007-633-386, 010-747-630, 005-623-472, and 005-755-433 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.31 and the maximum building height from 10.7 m (35.1 ft.) to 20.31 m (66.6 ft.) to permit the development of a six-storey residential building containing 55 strata-titled units, generally as presented in Appendix A of the Policy Report dated April 9, 2019, entitled "CD-1 Rezoning: 4906-4970 Quebec Street" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Ciccozzi Architecture Inc. and received on August 15, 2018, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Policy Report.

- B. THAT, subject to enactment of the CD-1 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 April 9, 2019, entitled "CD-1 Rezoning: 4906-4970 Quebec Street".

- C. THAT A and B 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 – 4906-4970 Quebec Street]