

## SUMMARY AND RECOMMENDATION

**7. REZONING: 4575 Granville Street**

**Summary:** To rezone 4575 Granville Street from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a 3½-storey townhouse development containing a total of 21 secured market rental housing units. A height of 12.6 metres (41 feet) and a floor space ratio (FSR) of 1.33 are proposed.

**Applicant:** Stuart Howard Architects Inc.

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of May 14, 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 Stuart Howard Architects Inc., on behalf of Jagmohan Singh Pabla and Kamlesh Rani Pabla, the registered owners, to rezone 4575 Granville Street [*Lot 13, Block 790, District Lot 526, Plan 6011; PID 011-002-689*] from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 1.33 and the height from 10.7 m (35 ft.) to 12.6 m (41 ft.) to permit the development of two residential buildings containing a total of 21 secured market rental housing units, generally as presented in Appendix A of the Policy Report dated April 30, 2019, entitled “CD-1 Rezoning: 4575 Granville Street” be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Stuart Howard Architects Inc. and received on February 16, 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 30, 2019, entitled “CD-1 Rezoning: 4575 Granville Street”.
- C. THAT, if Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Policy Report dated April 30, 2019, entitled “CD-1 Rezoning: 4575 Granville Street”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and

prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.

D. THAT A through C 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 – 4575 Granville Street]**