

## SUMMARY AND RECOMMENDATION

**6. REZONING: 2499 East 48th Avenue**

**Summary:** To rezone 2499 East 48th Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a four-storey, 100-unit Community Care Facility for seniors. A height of 16.0 metres (52.4 feet) and a floor space ratio (FSR) of 1.91 are proposed.

**Applicant:** Integra Architecture Inc.

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of July 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 Integra Architecture Inc., on behalf of 2602106 Ontario Limited (Sunrise Senior Living), the registered owner, to rezone 2499 East 48th Avenue [*PID 030-053-609; Lot 2, Block C and D, North West Quarter, District Lot 336, Group 1, New Westminster District Plan EPP65874*], from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 1.91 and the maximum building height from 10.7 m (35.1 ft.) to 16.0 m (52.4 ft.) to permit the development of a four-storey, 100-unit Community Care Facility for seniors, generally as presented in Appendix A of the Policy Report dated July 9, 2019 entitled "CD-1 Rezoning: 2499 East 48th Avenue" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Integra Architecture Inc. and received on September 12, 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 July 9, 2019, entitled "CD-1 Rezoning: 2499 East 48th Avenue".
- C. 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 Parking By-law, generally as set out in Appendix C of the Policy Report dated July 9, 2019, entitled "CD-1 Rezoning: 2499 East 48th Avenue".

- 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 – 2499 East 48th Avenue]**