

SUMMARY AND RECOMMENDATION

3. REZONING: 620-644 West King Edward Avenue and 4111 Ash Street

Summary: To rezone 620-644 West King Edward Avenue and 4111 Ash Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of two four-storey residential buildings with 57 strata-titled units, including townhouses at the lane. A building height of 13.95 metres (45.8 feet) and a floor space ratio (FSR) of 1.82 are proposed.

Applicant: W.T. Leung Architects Inc.

Referral: This item was referred to Public Hearing at the Regular Council Meeting of October 1, 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 W.T. Leung Architects Inc., on behalf of Western King Edward Holdings Ltd., the registered owner, to rezone 620-644 West King Edward Avenue and 4111 Ash Street [*Lots 5 to 8, Block 679, District Lot 526, Plan 2976; PIDs: 013-272-411, 013-272-420, 013-272-438 and 011-051-558 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the permitted floor space ratio (FSR) from 0.70 to 1.82 and the building height from 10.7 m (35 ft.) to 13.95 m (45.8 ft.) to permit the development of two four-storey residential buildings with 57 strata residential units in total, including townhouses at the lane, generally as presented in Appendix A of the Policy Report dated September 17, 2019, entitled "CD-1 Rezoning: 620-644 King Edward Avenue and 4111 Ash Street" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by W. T. Leung Architects Inc. and received on June 21, 2019, 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 September 17, 2019, entitled "CD-1 Rezoning: 620-644 King Edward Avenue and 4111 Ash 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 – 620-644 West King Edward Avenue and 4111 Ash Street]