

SUMMARY AND RECOMMENDATION

3. REZONING: 514 West 61st Avenue

Summary: To rezone 514 West 61st Avenue from RS-1 (One-Family Dwelling) District to RM-8A (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: Cambie Pacific Holdings

Referral: This item was referred to Public Hearing at the Council Meeting of December 10, 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 Cambie Pacific Holdings on behalf of Jaswinder Kaur Sidhu and Lianna Mah, the registered owners, to rezone 514 West 61st Avenue [*Lot 11, Block M, District Lot 323, Plan 9322; PID: 009-688-463*] all from RS-1 (One-Family Dwelling) District to RM-8A (Multiple Dwelling) District, generally as presented in Appendix A of the Referral Report dated November 26, 2019 entitled "Rezoning: 514 West 61st Avenue", be approved in principle;

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

- B. THAT, subject to the enactment of the rezoning 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 Referral Report dated November 26, 2019, entitled "Rezoning: 514 West 61st Avenue".
- 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 – 514 West 61st Avenue]