

## SUMMARY AND RECOMMENDATION

**3. REZONING: 650 West 41st Avenue (Oakridge Centre)**

**Summary:** To amend the text of CD-1 (Comprehensive Development) District (1) for 650 West 41st Avenue (Oakridge Centre) to update the sub-areas and corresponding height diagrams, add floor area exclusions for structures and amenities, and update the family housing requirements. No changes to land uses, floor area or density are proposed.

**Applicant:** Henriquez Architects

**Referral:** This item was referred to Public Hearing at the Council Meeting of April 28, 2020.

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability.

- A. THAT the application by Henriquez Architects, on behalf of 7503059 Canada Inc., the registered owner, to amend the text of CD-1 (Comprehensive Development) District (1) for 650 West 41st Avenue (Oakridge Centre) [*PID: 003-128-687, Lot 7, Block 892, District Lot 526, Group 1, New Westminster District, Plan 20424, except Air Space Plan 20425 and Plan EPP85694*], generally as presented in Appendix A of the Referral Report dated April 14, 2020, entitled "CD-1 Text Amendment: 650 West 41st Avenue (Oakridge Centre)" be approved in principle;
- 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 Parking By-law, generally as set out in Appendix B of the Referral Report dated April 14, 2020, entitled "CD-1 Text Amendment: 650 West 41st Avenue (Oakridge Centre)".
- C. THAT A through 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.