

SUMMARY AND RECOMMENDATION

4. CD-1 REZONING: 724 East 56th Avenue

Summary: To rezone 724 East 56th Avenue from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to permit the development of two residential townhouse buildings with 12 secured rental housing units. A height of 10.7 m (35.1 ft.) and a floor space ratio (FSR) of 1.40 are proposed.

Applicant: Cornerstone Architecture

Referral: This item was referred to Public Hearing at the Council Meeting of November 3, 2020.

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 Cornerstone Architecture, on behalf of 7280 Fraser Holdings Ltd., the registered owner of the lands at East 56th Avenue [*PID 014- 268-329; Lot B Block 2 District Lot 658 Plan 1810*], to rezone the lands from RS-1 (Single-detached and Duplex) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 1.40, and permit the development of 12 rental townhouse units, generally as presented in Appendix A of the Referral Report dated October 20, 2020, entitled "CD-1 Rezoning: 724 East 56th Avenue" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Cornerstone Architecture and received on December 11, 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 Referral Report.

- B. THAT, if Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report, dated October 20, 2020, entitled "CD-1 Rezoning: 724 East 56th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning 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 Planning, Urban Design and Sustainability.
- 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 Subdivision By-law, generally as set out in Appendix C of the Referral Report dated October 20, 2020, entitled "CD-1 Rezoning: 724 East 56th 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.

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