

## SUMMARY AND RECOMMENDATION

**3. REZONING: 607-621 West 28th Avenue**

**Summary:** To rezone 607-621 West 28th Avenue from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District, to permit a townhouse development with a floor space ratio (FSR) of up to 1.20. If rezoning is approved, a subsequent development permit process would entail review of a proposed form of development.

**Applicant:** SHAPE Architecture

**Referral:** This item was referred to Public Hearing at the Council Meeting of January 19, 2021.

**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 SHAPE Architecture on behalf of King Ho So and Esther Lai Ming Lau, the registered owners of the lands located at 607 West 28th Avenue [*PID 010-720-898; Lot 8, Block 719 District Lot 526 Plan 7090*], and on behalf of Noel Pawlett and Jane Elizabeth Wilcox, the registered owners of the lands located at 621 West 28th Avenue [*PID 007-492-057; Lot 9, Block 719 District Lot 526 Plan 7090*], to rezone the consolidated lands from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District, generally as presented in Appendix A of the Referral Report dated January 5, 2021, entitled "Rezoning: 607-621 West 28th Avenue", be approved in principle;

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

- B. THAT, subject to 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 January 5, 2021, entitled "Rezoning: 607-621 West 28th 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.

**[Rezoning: 607-621 West 28th Avenue]**