

## SUMMARY AND RECOMMENDATION

**2. REZONING: 4575 Ash Street and 623-693 West 30th Avenue**

**Summary:** To rezone 4575 Ash Street and 623-693 West 30th Avenue from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District, to permit a townhouse development with a maximum floor space ratio (FSR) of 1.20. If rezoning is approved, a subsequent development permit process will entail a review of a proposed form of development.

**Applicant:** Conwest Group

**Referral:** This item was referred to Public Hearing at the Council Meeting of June 8, 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 Conwest Group on behalf of:

- Verender Kumar Bajaj and Promila Bajaj, the registered owners of 4575 Ash Street [*PID 010-730-761; Lot 8, Block 759, District Lot 526, Plan 7115*],
- Fred Ting Shek Mah, Annie Lai Hing Mah and Ruby Mah, the registered owners of 623 West 30th Avenue [*PID 010-730-770; Lot 9, Block 759, District Lot 526, Plan 7115*],
- Chung Yi Lee, the registered owner of 633 West 30th Avenue [*PID 010-730-796; Lot 10, Block 759, District Lot 526, Plan 7115*],
- Peter Paul Wilting and Joanne Lucille Wilting, the registered owners of 651 West 30th Avenue [*PID 010-730-800; Lot 11, Block 759, District Lot 526, Plan 7115*],
- Kirk Thomas Ko Suzuki and Debra Lynn Suzuki, the registered owners of 665 West 30th Avenue [*PID 010-730-826; Lot 12, Block 759, District Lot 526, Plan 7115*],
- Jeanne Slader, the registered owner of 679 West 30th Avenue [*PID 010-730-834; Lot 13, Block 759, District Lot 526, Plan 7115*], and
- Yuen Fai Priscilla Fong and Esther Fu Yee Fong, the registered owner of 693 West 30th Avenue [*PID 006-580-335; Lot 14, Block 759, District Lot 526, Plan 7115*],

to rezone a consolidation of the above properties 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 May 25, 2021, entitled "Rezoning: 4575 Ash Street and 623-693 West 30th 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 May 25, 2021, entitled "Rezoning: 4575 Ash Street and 623-693 West 30th 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: 4575 Ash Street and 623-693 West 30th Avenue]**