

SUMMARY AND RECOMMENDATION

3. REZONING: 515 West 60th Avenue

Summary: To rezone 515 West 60th 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 include a review of a proposed form of development.

Applicant: Matthew Cheng Architects

Referral: This item was referred to Public Hearing at the Council Meeting of July 20, 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 Matthew Cheng Architects on behalf of Yen Chen Chen, the registered owner of the land located at 515 West 60th Avenue [*PID: 009-692- 665, Lot 14, Block K, District Lot 323, Plan 9322*] all 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 July 6, 2021, entitled "Rezoning: 515 West 60th 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 July 6, 2021, entitled "Rezoning: 515 West 60th 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: 515 West 60th Avenue]