

## SUMMARY AND RECOMMENDATION

**1. REZONING: 328-360 West 2nd Avenue**

**Summary:** To rezone 328-360 West 2nd Avenue from I-1 (Light and Medium Intensity Industry) District to I-1C (Light and Medium Intensity Industry) District, to permit an industrial and commercial development with a maximum floor space ratio (FSR) of 6.0 and maximum height of 46.5 m (152.5 ft.). If rezoning is approved, a subsequent development permit process will include a review of a proposed form of development.

**Applicant:** 1057300 B.C. Ltd.

**Referral:** This item was referred to Public Hearing at the Council Meeting of September 21, 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 1057300 B.C. Ltd., the registered owner of the land located at 328-360 West 2nd Avenue [*PID: 031-065-007; Lot 1 Block 7 District Lot 302 Group 1 New Westminster District Plan EPP99820*], to rezone the lands from I-1 (Light and Medium Intensity Industry) District to I-1C (Light and Medium Intensity Industry) District, generally as presented in Appendix A of the Referral Report dated September 7, 2021, entitled "Rezoning: 328-360 West 2nd 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 A 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: 328-360 West 2nd Avenue]**