

## SUMMARY AND RECOMMENDATION

**3. CD-1 REZONING: 4575 Granville Street**

**Summary:** To rezone 4575 Granville Street from RS-5 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a four-storey residential building, containing 24 secured market rental units. A height of 11.9 m (39 ft.) and a floor space ratio (FSR) of 1.23 are recommended.

**Applicant:** Stuart Howard Architects Inc.

**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 Stuart Howard Architects Inc., on behalf of Jagmohan Singh Pabla and Kamlesh Rani Pabla, the registered owners of the lands located at 4575 Granville Street [*PID 011-002-689; Lot 13 Block 790 District Lot 526 Plan 6011*], to rezone the lands from RS-5 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.85 to 1.23 and increase the maximum building height from 10.7 m (35 ft.) to 11.9 m (39 ft.) for a four-storey residential building containing a total of 24 secured market rental housing units, generally as presented in Appendix A of the Referral Report dated September 7, 2021, entitled "CD-1 Rezoning: 4575 Granville Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Stuart Howard Architects Inc. received December 16, 2020, 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 September 7, 2021, entitled "CD-1 Rezoning: 4575 Granville Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 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 September 7, 2021, entitled “CD-1 Rezoning: 4575 Granville Street”.
- 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.

**[CD-1 Rezoning: 4575 Granville Street]**