

SUMMARY AND RECOMMENDATION

9. REZONING: 707 West 27th Avenue

Summary: To rezone 707 West 27th 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 would entail review of a proposed form of development.

Applicant: P Square Engineering and Construction Ltd.

Referral: This relates to the report entitled “707 West 27th Avenue”, dated October 5, 2021, (“Report”), referred to Public Hearing at the Council Meeting of October 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 P Square Engineering and Construction Ltd., on behalf of Sayed Pouriya Hosseini and Morteza Karamzadeh–Dehaghani, the registered owners of the lands located at 707 West 27th Avenue [*PID: 018-196-951; Lot 9 Block 698 District Lot 526 Plan 6309*], to rezone the land from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft zoning by-law, prepared for the Public Hearing in accordance with Appendix A of the Report, be approved in principle;

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

- B. THAT, subject to approval of the zoning by-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the zoning by-law.

- C. THAT Recommendations 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.

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