

SUMMARY AND RECOMMENDATION

2. REZONING: 877-887 West 28th Avenue

Summary: To rezone 877-887 West 28th Avenue from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District, to allow for a townhouse or rowhouse development with a maximum floor space ratio (FSR) of 1.20.

Applicant: PSquare Engineering and Construction Ltd.

Referral: This relates to the report entitled “Rezoning: 877-887 West 28th Avenue”, dated January 25, 2022, (“Report”), referred to Public Hearing at the Council Meeting of February 8, 2022.

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 PSquare Engineering and Construction Ltd., on behalf of 1314617 BC Ltd.¹, the registered owner of the lands located at 877-887 West 28th Avenue [*Lots 15 and 16, Block 717 District Lot 526 Plan 5377; PIDs: 011-166-436 and 011-166-444, respectively*], to rezone the consolidated lands from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District 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.

[Rezoning: 877-887 West 28th Avenue]