

SUMMARY AND RECOMMENDATION

1. REZONING: 2560-2580 Trafalgar Street

Summary: To rezone 2560-2580 Trafalgar Street from RS-7 (Residential) District to RR-2A (Residential Rental) District, to permit the development of a four-storey market rental building. A height of 13.7 m (45 ft.) and a floor space ratio (FSR) of 2.00 are proposed.

Applicant: Urban West Architecture Inc.

Referral: This relates to the report entitled "Rezoning: 2560-2580 Trafalgar Street", dated July 11, 2023, ("Report"), referred to Public Hearing at the Council Meeting of July 25, 2023.

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 Urban West Architecture Inc., on behalf of:

- 1406954 B.C. LTD¹, the registered owner of 2560 Trafalgar Street [PID 007-048-572; Lot 1 Block 340A District Lot 526 Plan 18951], and
- Rajinder Singh Sran and Mandeep Singh Jhattu, the registered owners of 2580 Trafalgar Street [PID 007-048-581; Lot 2 Block 340A District Lot 526 Plan 18951],

to rezone the lands from RS-7 (Residential) District to RR-2A (Residential Rental) District, generally as presented in the Report, be approved in principle;

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

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

B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment 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.

¹ Beneficially owned and controlled by Victor Singh Aujla

- 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; 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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