

SUMMARY AND RECOMMENDATION

1. Rezoning: 4721 Oak Street

Summary: To rezone 4721 Oak Street from RS-5 (Residential) District to RM-8AN (Residential) District, to allow for a townhouse or rowhouse development with a maximum floor space ratio (FSR) of 1.20.

Applicant: P Square Engineering and Construction Ltd.

Referral: This relates to the report entitled "Rezoning: 4721 Oak Street", dated August 29, 2023, ("Report"), referred to Public Hearing at the Council Meeting of September 12, 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 P Square Engineering and Construction Ltd., on behalf of 1310492 B.C. Ltd.¹, the registered owners of the land located at 4721 Oak Street [*PID 011-038-454; Lot 15 Block 795 District Lot 526 Plan 6011*], to rezone the lands from RS-5 (Residential) District to RM-8AN (Residential) 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 of the zoning amendment 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 amendment 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; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

¹ Beneficially owned and controlled by Salek Fard and Sayed Hossein.

- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a bylaw 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: 4721 Oak Street]