

**Refers to Referral Report Item 2
Public Hearing of October 17, 2023**

YELLOW MEMORANDUM

October 16, 2023

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Maria Pontikis, Chief Communications Officer, CEC
Rosemary Hagiwara, Acting City Clerk
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Interim Chief of Staff, Mayor's Office
Jeff Greenberg, Assistant Director of Legal Services
Lon LaClaire, General Manager of Engineering Services
Yardley McNeill, Director, Rezoning Centre, Planning, Urban Design and Sustainability

FROM: Doug Smith
Acting General Manager, Planning, Urban Design and Sustainability

SUBJECT: Rezoning: 2821-2869 East 49th Avenue – Amendment to proposed By-law and Subdivision By-law

RTS #: [RTS 15911](#)

On September 12, 2023 Council referred the above-mentioned rezoning application to a Public Hearing. The application included references to the existing RS zoning. On October 17, 2023, Council approved amendments to the Zoning and Development By-law that consolidate nine RS residential zones by rezoning areas zoned RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6 and RS-7 to a new R1-1 Residential Inclusive zone ([RTS 15854](#)).

As a result of the changes noted above, this memorandum brings forward the following amendments:

THAT Recommendation A be amended as follows (with bold to replace strikethroughs):

- A. THAT the application by Aragon Properties Ltd. on behalf of Aragon (East 49th) Properties Ltd., the registered owner of the lands located at 2821-2869 East 49th

Avenue [Lots 15 to 20 of Block 9 North West 1/4 of District Lot 337 Plan 8117; PIDs 010-240-535, 008-071-594, 010-240-560, 004-912-616, 003-896-251 and 010-240-837, respectively] to rezone the lands from ~~RS-4~~ **R1-1** (Residential) to RR-2B (Residential Rental) District, be approved in principle;

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

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

THAT section 2 of the proposed by-law amendments (Appendix A) for 2821-2869 East 49th Avenue be amended as follows (with bold to replace strikethroughs):

2. The area shown within the heavy black outline on Schedule A is rezoned and moved from the ~~RS-4~~ **R1-1** District Schedule to the RR-2B District Schedule

THAT the draft amendment to the subdivision by-law No. 5208 (Appendix C) be amended as follows (with bold to replace strikethroughs):

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the ~~RS-4~~ **R1-1** maps forming part of Schedule A of the Subdivision By-law

If Council decides to approve this rezoning application, staff recommends that the approval of the Recommendation For Public Hearing be in accordance with this memorandum. This memorandum will form part of the October 17th, 2023 Public Hearing agenda package and be available for public viewing.

Regards,



Doug Smith
Acting General Manager, Planning, Urban Design and Sustainability

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