

SUMMARY AND RECOMMENDATION

1. REZONING: 4708-4742 Joyce Street and 3604 Tanner Street

Summary: To rezone 4708-4742 Joyce Street and 3604 Tanner Street from R1-1 (Residential Inclusive) District to RR-2C (Residential Rental) District to permit the development of a six-storey residential rental building, where 20% of the residential floor area will be secured as below-market rental. A floor space ratio (FSR) of 2.70 and a height of 19.8 m (65 ft.) are proposed.

Applicant: Matthew Cheng Architect, Inc.

Referral: This relates to the report entitled “Rezoning: 4708-4742 Joyce Street and 3604 Tanner Street”, dated July 9, 2024, (“Report”), referred to Public Hearing at the Council Meeting of July 23, 2024.

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 Matthew Cheng Architect, Inc. on behalf of 1223938 BC Ltd.¹, the registered owners of the lands located at 4708-4742 Joyce Street and 3604 Tanner Street [*Lots 9 to 12 Block 90 District Lots 36 and 51 Plan 1570; PIDs 014-555-590, 014-555-611, 014-555-620 and 014-233-517 respectively*], to rezone the lands from R1-1 (Residential Inclusive) District to RR-2C (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 approval 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.
- C. 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;

¹ Beneficially owned and controlled by Satish Chand Datta, Baldeep Singh Dhindsa and Kiranjit Kaur Hayer

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.

- D. THAT Recommendations A to C 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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