

## SUMMARY AND RECOMMENDATION

**2. REZONING: 4471-4485 Fraser Street and 691 East 29th Avenue**

**Summary:** To rezone 4471-4485 Fraser Street and 691 East 29th Avenue from RT-2 (Residential) District to RR-3A (Residential Rental) District, to permit the development of a four-storey mixed-use rental building with a partial storey for rooftop amenity space. A floor space ratio (FSR) of 2.40 is proposed.

**Applicant:** Neeru Sharma

**Referral:** This relates to the report entitled "Rezoning: 4471-4485 Fraser Street and 691 East 29th Avenue", dated January 21, 2025 ("Report"), referred to Public Hearing at the Council Meeting of February 4, 2025.

**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 Neeru Sharma, on behalf of:

- 1288912 B.C. Ltd<sup>1</sup>., the registered owner of 4485 Fraser Street and 691 East 29th Avenue [*Lot 8 and 9, except the east 7 feet now road, of Lots 172 to 174 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 1392; PIDs 014-809-711 and 014-809-729*], and  
  
*[PID: 014-809-711 [PID: 014-809-729; Lot 9, except the east 7 feet now road, of Lots 172 to 174 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 1392], and*
- 1476918 B.C. Ltd., the registered owner of 4471 Fraser Street [*PID 014-809-702; Lot 7, except the east 7 feet now road, of Lots 172 to 174 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 1392*],

to rezone the lands from RT-2 (Residential) District to RR-3A (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 Recommendations A to 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: 4471-4485 Fraser Street and 691 East 29th Avenue]**