

SUMMARY AND RECOMMENDATION

6. CD-1 REZONING: 520-590 West 29th Avenue and 4510-4550 Ash Street

Summary: To rezone 520-590 West 29th Avenue and 4510-4550 Ash Street from RM-8A (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of two six-storey residential buildings and two three-storey townhouses containing 230 rental units. A floor space ratio (FSR) of 3.0 and a maximum height of 21.3 m (70 ft.) are proposed.

Applicant: Sightline Properties (West 29th Ave) Ltd.

Referral: This relates to the report entitled "CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street", dated May 20, 2025 ("Report"), referred to Public Hearing at the Council Meeting of June 3, 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 Sightline Properties (West 29th Ave) Ltd., the registered owner of the lands located at 520-590 West 29th Avenue and 4510-4550 Ash Street [*PID 031-644-601; Lot A Block 760 District Lot 526 Group 1 New Westminster District Plan EPP118341*], to rezone the lands from RM-8A (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.2 to 3.0 and the maximum building height from 11.5 m (38 ft.) to 21.3 m (70 ft.) with additional height for mechanical appurtenances, to permit the development of a two six-storey residential buildings and two three-storey townhouses containing 230 rental housing units, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Yamamoto Architecture Inc. received July 25, 2024;

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 CD-1 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 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; 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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