

SUMMARY AND RECOMMENDATION

4. CD-1 AMENDMENTS: 2130-2288 Harrison Drive (Replacement Seniors Housing at 2230 Harrison Drive)

Summary: To amend CD-1 (13A) District to create sub-areas for each of the three properties in the district and to allow redevelopment on the middle property (2230 Harrison Drive) for a new six-storey building containing 72 units of social housing for seniors, at a height of 21.4 metres (70 feet) and a floor space ratio (FSR) of 1.92. No changes to the other properties are proposed.

Applicant: DYS Architecture

Referral: This item was referred to Public Hearing at the Regular Council Meeting of November 13, 2018.

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 DYS Architecture, on behalf of The Finnish Canadian Rest Association, the registered owner, to amend CD-1 (Comprehensive Development) District 13A of the Zoning and Development By-law with regard to 2130-2288 Harrison Drive [*Lot B, Block 23, Fraserview Plan 20067, Lots 12, 13, 14, and 15 all of Block 23, Fraserview Plan 8574 and Lots F and G, all of Block 24, Fraserview Plan LMP7749, PIDs: 006-862-632, 010-041-842, 010-041-851, 010-041-877, 010-041-885, 018-035-361 and 018-035-370, respectively*], generally as presented in in Appendix A of the Policy Report dated October 30, 2018, entitled "CD-1 Amendments: 2130-2288 Harrison Drive (Replacement Seniors Housing at 2230 Harrison Drive)" be approved in principle;

AND THAT the proposed form of development also be approved in principle, generally as prepared by DYS Architecture and received on May 10, 2018, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

B. THAT, subject to enactment of the amending by-law, the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law to include CD-1 (13A) District and to provide parking regulations generally as set out in Appendix C of the Policy Report dated October 30, 2018, entitled "CD-1 Amendments: 2130-2288 Harrison Drive (Replacement Seniors Housing at 2230 Harrison Drive)".

C. THAT, if Council approves in principle the rezoning and the Housing Agreement condition described in Part 2 of Appendix B of the Policy Report dated October 30, 2018,

entitled “CD-1 Amendments: 2130-2288 Harrison Drive (Replacement Seniors Housing at 2230 Harrison Drive)” the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the amending by-law contemplated by this report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.

D. THAT A through C be adopted on the following conditions:

- (i) THAT the passage of the above resolution 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;
- (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.

[RZ – 2130-2288 Harrison Drive]