

SUMMARY AND RECOMMENDATION

1. REZONING: 1636 Clark Drive and 1321-1395 East 1st Avenue

Summary: To rezone 1636 Clark Drive and 1321-1395 East 1st Avenue from I-2 (Industrial) and RM-4N (Multiple Dwelling) Districts to CD-1 (Comprehensive Development) District, to permit the development of a 10-storey mixed-use building containing 90 social housing units, a social enterprise space and a withdrawal management centre with up to 20 short-term transitional beds. The site is located in the Britannia-Woodland sub-area of the *Grandview-Woodland Community Plan*. A maximum height of 36.6 metres (120 feet) and a floor space ratio (FSR) of 3.22 are proposed.

Applicant: HDR|CEI Architecture Associates Inc.

Referral: This item was referred to Public Hearing at the Regular Council Meeting of January 29, 2019.

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 HDR|CEI Architecture Associates Inc. on behalf of British Columbia Housing Management Commission ("BC Housing"), to rezone 1636 Clark Drive and 1321-1395 East 1st Avenue [Lot 22 and Lot 23, Except Part in Explanatory Plan 17378, Block 60, District Lot 264A, Plans 383 and 1771; PIDs 013-004-581 and 013-004-590 respectively], [PID 013-004-638; Lot 24, Except (A) Part in Plan 4123 and (B) part in Explanatory Plan 17378, Block 60, District Lot 264A, Plans 383 and 1771], [PID 006-747-884; Lot 21, Block 60, District Lot 264A, Plans 383 and 1771], [PID 013-359-932, Lot 20, Block 60, District Lot 264A, Plans 383 and 1771], [PID 015-327-345; Lot 19, Except the South 7 Feet Now Road, Block 60, District Lot 264A, Plans 383 and 1771], [PID 015-327-337; Lot 18, Except the South 7 Feet Now Road, Block 60, District Lot 264A, Plans 383 and 1771], [PID 015-213-552; Lot 15, Block 60, District Lot 264 A, Plans 383 and 1771], [PID 015-327-329; Lot 14, Block 60, District Lot 264 A, Plans 383 and 1771], [PID 012-694-029; Lot 13, Block 60, District Lot 264A Plans 383 and 1771], and [Strata Lots 1 to 13, District Lot 264A, Strata Plan VR. 1149; PIDs 006-282-881, 006-282-911, 006-282-938, 006-282-962, 006-282-989, 006-283-012, 006-283-039, 006-283-055, 006-283-179, 006-283-195, 006-283-233, 006-283-268, 006-283-276 respectively], from I-2 (Industrial) and RM-4N (Multiple Dwelling) Districts to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) to 3.22 and the maximum building height to 36.6 m (120 ft.) to permit the development of a 10-storey mixed-use building which would contain 90 social housing units, social enterprise space and a withdrawal management centre, including up to 20 short-term transitional beds, generally as presented in Appendix A of the Policy Report dated January 15, 2019, entitled "CD-1 Rezoning: 1636 Clark Drive and 1321-1395 East 1st Avenue" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by HDR/CEI Architecture Associates Inc., received on August 23, 2018, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT the consequential amendment to the Regional Context Statement Official Development Plan By-law, generally as set out in Appendix D of the Policy Report dated January 15, 2019, entitled “CD-1 Rezoning: 1636 Clark Drive and 1321-1395 East 1st Avenue”, be approved.
- C. THAT, if Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Policy Report dated January 15, 2019, entitled “CD-1 Rezoning: 1636 Clark Drive and 1321-1395 East 1st Avenue”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning 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 Arts, Culture and Community Services.
- D. THAT the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Policy Report dated January 15, 2019, entitled “CD-1 Rezoning: 1636 Clark Drive and 1321-1395 East 1st Avenue”, be approved.
- E. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval amendments to the Noise Control By-law, generally as set out in the Policy Report dated January 15, 2019, entitled “CD-1 Rezoning: 1636 Clark Drive and 1321-1395 East 1st Avenue”.
- F. THAT A through E 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.

[RZ – 1636 Clark Drive and 1321-1395 East 1st Avenue]