

SUMMARY AND RECOMMENDATION

5. REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

Summary: To rezone 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building with commercial uses at grade and 121 secured market rental housing units. A height of 21.8 metres (71.5 feet) and a floor space ratio (FSR) of 3.28 are proposed.

Applicant: Strand Development

Referral: This item was referred to Public Hearing at the Regular Council Meeting of June 11, 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 Strand Development on behalf of Fraser Street Project Nominee Inc., the registered owner, to rezone:
- 686-688 East 22nd Avenue [*Strata Lots 1 and 2, both of District Lot 301, Strata Plan LMS1594, PIDs 018-953-531 and 018-953-549 respectively*];
 - 3811-3815 Fraser Street [*Strata Lots 1 and 2, both of District Lot 301, Strata Plan LMS 1659, PIDs 019-022-077 and 019-022-085 respectively*];
 - 3823-3835 Fraser Street [*Lot 8 and Amended Lot 9 (see 20971L), both of Block 20, District Lot 301, Plan 187, PIDs 015-629-554 and 015-629-597 respectively*]; and
 - 3891 Fraser Street and 679 East 23rd Avenue [*Amended Lot 10 (see 20871L), Block 20, District Lot 301, Plan 187, PID 004-346-297*],

all from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.75 to 3.28 and the building height from 9.2 m (30 ft.) to 21.8 m (71.5 ft.) to permit a mixed-use building with commercial uses at grade and 121 secured market rental housing units, generally as presented in Appendix A of the Policy Report dated May 28, 2019 entitled "CD-1 Rezoning: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Integra Architecture Inc. and received on June 22, 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, if Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B, of the Policy Report dated May 28, 2019 entitled “CD-1 Rezoning: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd 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.
- C. 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 May 28, 2019 entitled “CD-1 Rezoning: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue”, be approved.
- D. 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 Appendix C of the Policy Report dated May 28, 2019 entitled “CD-1 Rezoning: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue”.
- E. THAT A through D 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;
 - (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 – 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue]