

SUMMARY AND RECOMMENDATION

6. REZONING: CD-1 Rezoning: 1535-1557 Grant Street

Summary: To rezone 1535-1557 Grant Street from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a five-storey residential building with 35 rental housing units. A height of 17.3 metres (56.7 feet) and a floor space ratio (FSR) of 2.19 are proposed.

Applicant: Stuart Howard Architects Inc.

Referral: This item was referred to Public Hearing at the Regular Council Meeting of July 23, 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 Stuart Howard Architects Inc., on behalf of 1121613 B.C. Ltd., Gavin Ronald McLeod and Jillian Alexandra McLeod, and Pathfinder Expeditions Ltd. (the registered owners) to rezone 1535-1557 Grant Street [*Lots 9 to 12, all of Block 52, District Lot 264A, Plans 1091 and 1771; PIDs 014-979-667, 014-979-756, 014-979-675, and 014-979-691 respectively*], from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.75 to 2.19 and the building height from 10.7 m to 17.3 m to permit the development of a five-storey residential building which would contain 35 rental housing units, generally as presented in Appendix A of the Policy Report dated July 9, 2019, entitled "CD-1 Rezoning: 1535-1557 Grant Street" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Stuart Howard Architects Inc. and received on March 19, 2019, 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 July 9, 2019, entitled "CD-1 Rezoning: 1535-1557 Grant Street" 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 A through 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.

[RZ – 1535-1557 Grant Street]