

## SUMMARY AND RECOMMENDATION

**3. REZONING: 3279-3297 Vanness Avenue**

**Summary:** To rezone 3279-3297 Vanness Avenue from CD-1 (225) (Comprehensive Development) District to a new CD-1 District to permit the development of a six-storey, residential building with 102 social housing units. A height of 22.42 metres (73.55 feet) and a floor space ratio (FSR) of 3.42 are proposed.

**Applicant:** New Commons Development

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of September 10, 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 New Commons Development, on behalf of the Vancouver Affordable Housing Agency (“VAHA”), as agent for the registered owner, the City of Vancouver, to remove the following lots from CD-1 District (225) and rezone:

- (i) 3279 Vanness Avenue [*Lot A (BM67938) Blocks 23 and 24, District Lots 36 and 51, Group 1 New Westminster District Plan 4413, PID 024-073-423*]; and
- (ii) 3287, 3291 and 3297 Vanness Avenue [*Lots 14, 15 and 16, Blocks 23 and 24, District Lots 36 and 51, New Westminster District Plan 4413, PIDs 011-573-953, 011-573-961 and 011-573-970 respectively*],

to a new CD-1 District and to increase the floor space ratio (FSR) from 1.20 to 3.42 and building height from 11.90 m (39.00 ft.) to 22.42 m (73.55 ft.) to allow development of a residential building with 102 social housing units, generally as presented in Appendix A of the Policy Report dated August 27, 2019, entitled “CD-1 Rezoning: 3279 – 3297 Vanness Avenue”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by ZGF Architects Inc. and received on March 18, 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 August 27, 2019, entitled “CD-1 Rezoning: 3279 – 3297 Vanness 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 consequential amendment to CD-1 District (225) By-law No. 6363 to remove 3279-3297 Vanness Avenue from the by-law, generally as set out in Appendix C, be approved.

FURTHER THAT the Director of Legal Services be instructed to bring forward the amending by-law at the time of enactment of the new CD-1 By-law for 3279-3297 Vanness Avenue.

- D. THAT A through C 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 – 3279-3297 Vanness Avenue]**