

SUMMARY AND RECOMMENDATION

3. REZONING: 1102-1138 East Georgia Street

Summary: To rezone 1102-1138 East Georgia Street from I-2 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of a four-storey mixed-use building consisting of commercial and light industrial uses at grade with a mezzanine level, and 10 social housing units and 37 strata-titled residential units. A building height of 15.9 metres (52.2 feet) and a floor space ratio (FSR) of 2.57 are proposed.

Applicant: Ekistics Architecture

Referral: This item was referred to Public Hearing at the Regular Council Meeting of November 5, 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 Ekistics Architecture, on behalf of CH (East Georgia) GP Inc., to rezone:
- (i) 1102-1120 East Georgia Street [*Lots 1 to 4, Block 21 of Block A, District Lot 182, Plan 355; PIDs: 015-363-945, 015-363-961, 015-363-970, and 015-363-996 respectively*];
 - (ii) 1128 East Georgia Street [*PID: 015-364-054; The East 19.5 Feet of Lot 5, Block 21 of Block A, District Lot 182, Plan 355; PID: 015-364-003; Lot 5, Except the East 19.5 Feet, Block 21 of Block A, District Lot 182, Plan 355; PID: 015-364-089; Lot 6, Block 21 of Block A, District Lot 182, Plan 355*]; and
 - (iii) 1134-1138 East Georgia Street [*Lots 7 to 8, Block 21 of Block A, District Lot 182, Plan 355; PIDs: 013-499-459 and 013-499-475 respectively*]

all from I-2 (Industrial) District to CD-1 (Comprehensive Development) District to permit development of a four-storey mixed-use building consisting of commercial and light industrial uses at grade with a mezzanine level, and a total of 47 residential units (37 strata-titled units and 10 social housing units), with a floor space ratio (FSR) of 2.57 and a building height of 15.9 m (52.2 ft.), generally as presented in Appendix A of the Policy Report dated October 22, 2019, entitled "CD-1 Rezoning: 1102-1138 East Georgia Street" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Ekistics Architecture and received August 14, 2018, with an addendum received July 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 October 22, 2019, entitled "CD-1 Rezoning: 1102-1138 East Georgia 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, 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 October 22, 2019, entitled "CD-1 Rezoning: 1102-1138 East Georgia Street", 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 October 22, 2019, entitled "CD-1 Rezoning: 1102-1138 East Georgia Street".
- 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; 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 – 1102-1138 East Georgia Street]