

SUMMARY AND RECOMMENDATION

3. REZONING: 1805 Larch Street

Summary: To rezone 1805 Larch Street from RT-8 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a five-storey residential building containing 63 secured rental residential units with 20 per cent of the residential floor area being secured as moderate income units. A building height of 20.5 metres (67.1 feet) and a floor space ratio (FSR) of 2.53 are proposed.

Applicant: Metric 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 Metric Architecture, on behalf of 1157013 B.C. Ltd., the registered owner, and of Jameson Larch & 2nd Avenue Limited Partnership (Jameson Developments), the beneficial owner, to rezone 1805 Larch Street [*Lots 8, 9, and 10, Except the South 2 Feet Now Lane, all of Block 220A District Lot 526 Plan 1058; PIDs 014-980-789, 014-980-894, and 014-980-908 respectively*] from RT-8 (Two-family Dwelling) to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 2.53 and building height from 10.7 m (35.1 ft.) to 20.5 m (67.1 ft.) to permit development of a five-storey residential building which would contain 63 secured rental housing units, with 20 per cent of the residential floor area being secured as moderate income units under the *Moderate Income Rental Housing Pilot Program*, generally as presented in Appendix A of the Policy Report dated October 22, 2019, entitled "CD-1 Rezoning: 1805 Larch Street" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Metric Architecture and received on January 24, 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, except that Condition 7 of Part 2 of Appendix B be replaced by the revised Housing Agreement condition contained in the memorandum dated December 4, 2019, entitled "CD-1 Rezoning: 1805 Larch Street – Minor Correction to Draft CD-1 By-law and Update to a Condition of Approval".

- B. THAT, if Council approves in principle the rezoning and the Housing Agreement described in the memorandum dated December 4, 2019, entitled "CD-1 Rezoning: 1805 Larch Street – Minor Correction to Draft CD-1 By-law and Update to a Condition of

Approval”, 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 Planning, Urban Design and Sustainability.

C. THAT A and 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 – 1805 Larch Street]