

SUMMARY AND RECOMMENDATION

7. REZONING: 878-898 West Broadway

Summary: To rezone 878-898 West Broadway from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of two mid-rise commercial towers at 11 storeys and 13 storeys with hotel use and commercial-retail use at grade. A maximum building height of 42.3 metres (138.8 feet) and a floor space ratio (FSR) of 8.96 are proposed.

Applicant: Arno Matis Architecture

Referral: This item was referred to Public Hearing at the Council Meeting of December 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 Arno Matis Architecture, on behalf of Centennial Hotel Ltd. (the registered owner of Lots 1, 2 and 3), of 339742 B.C. Ltd. (the registered owner of Lots 4, 5 and 6) and of 339743 B.C. Ltd. (the registered owner of the West ½ of Lot 7), to rezone 878-898 West Broadway [*Lots 1 to 6 and the West ½ of Lot 7, Block 357, District Lot 526, Plan 590; PIDs: 004-184-220, 004-184-254, 004 184 262, 004-184-297, 004-184-343, 004-184-394 and 004-184-459 respectively*] from C 3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the permitted floor space ratio (FSR) from 3.00 to 8.96 and the building height to 42.3 m (138.8 ft.), to permit the development of two mid-rise commercial towers at 11 storeys and 13 storeys over a three-storey podium, consisting of commercial-retail use at grade and hotel use, generally as presented in Appendix A of the Referral Report dated November 26, 2019, entitled "CD-1 Rezoning: 878-898 West Broadway", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arno Matis Architecture and received on May 9, 2018, together with an addendum received October 15, 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 Referral Report.

- B. 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 Referral Report dated November 26, 2019, entitled "CD-1 Rezoning: 878-898 West Broadway", be approved.

- C. 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 Referral Report dated November 26, 2019, entitled “CD-1 Rezoning: 878-898 West Broadway”.
- 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 – 878-898 West Broadway]