

SUMMARY AND RECOMMENDATION

4. REZONING: 2776 Semlin Drive and 2025 East 12th Avenue

Summary: To rezone 2776 Semlin Drive and 2025 East 12 Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building with 104 social housing units and a church. A building height of 19.8 metres (65 feet) and a floor space ratio (FSR) of 2.55 are proposed.

Applicant: Colliers International

Referral: This item was referred to Public Hearing at the Council Meeting of March 10, 2020.

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 Colliers International, on behalf of the British Columbia Conference Property Development Council of the United Church of Canada, S6928, to rezone 2776 Semlin Drive and 2025 East 12th Avenue [*PID: 007-009-691, Lot C of Lot D Block 163 District Lot 264A PLAN 19457*] from RS-1 (One-family Dwelling) to a new CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.55 and building height from 10.7 m (35.1 ft.) to 19.8 m (65 ft.) for a mixed-use building with 104 social housing units and a church, generally as presented in Appendix A of the Referral Report dated February 25, 2020, entitled "CD-1 Rezoning: 2776 Semlin Drive and 2025 East 12th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Shape Architecture and received on August 2, 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, if Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report, dated February 25, 2020, entitled "CD-1 Rezoning: 2776 Semlin Drive and 2025 East 12th 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 Planning, Urban Design and Sustainability.
- 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 Subdivision By-law

generally as set out in Appendix C of the Referral Report dated February 25, 2020, entitled “CD-1 Rezoning: 2776 Semlin Drive and 2025 East 12th 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 bylaw 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 – 2776 Semlin Drive and 2025 East 12th Avenue]