

SUMMARY AND RECOMMENDATION

3. REZONING AND HERITAGE DESIGNATION: 6825 West Boulevard

Summary: To rezone 6825 West Boulevard from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of infill residential buildings and the protection, rehabilitation and conservation of the existing heritage building. A maximum building height of 12.4 metres (41 feet) is proposed and an overall density of 0.60 FSR is maintained.

Applicant: Formwerks Architectural Inc.

Referral: This item was referred to Public Hearing at the Council Meeting of May 26, 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 Formwerks Architectural Inc., on behalf of FB West Boulevard Development Ltd., to rezone 6825 West Boulevard [*Lot 7, Except Parcel A (See B47424L) Block 2 South District Lot 526 Plan 3271, PID: 013-006-096*] from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to maintain an overall density of 0.60 FSR and permit the protection, rehabilitation and conversion of the existing building and the development of infill residential buildings containing a total of nine dwelling units, generally as presented in Appendix A of the Referral Report dated May 12, 2020, entitled "CD-1 Rezoning and Heritage Designation: 6825 West Boulevard" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Formwerks Architectural Inc., and received on March 31, 2017, 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 subject to the approval in principle of the rezoning, Council re-affirm the existing building (the "Heritage Building") at 6825 West Boulevard [*PID: 013-006-096; Lot 7, Except Parcel A (See B47424L) Block 2 South District Lot 526 Plan 3271*], known as the "Twiss Residence" and formerly on the Vancouver Heritage Register in the 'C' evaluation category, as reclassified on the Vancouver Heritage Register in the 'A' evaluation category, generally as set out in Appendix C of the Referral Report dated May 12, 2020, entitled "CD-1 Rezoning and Heritage Designation: 6825 West Boulevard".

- C. THAT the heritage designation of the Heritage Building's exterior at 6825 West Boulevard [*PID: 013-006-096; Lot 7, Except Parcel A (See B47424L) Block 2 South District Lot 526 Plan 3271*] as protected heritage property, generally as set out in Appendix C of the Referral Report dated May 12, 2020, entitled "CD-1 Rezoning and Heritage Designation: 6825 West Boulevard".

FURTHER THAT the Director of Legal Services be instructed to prepare the Heritage Designation By-law, generally as set out in Appendix C, for consideration at the Public Hearing.

- 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 Subdivision By-law, generally as set out in Appendix C of the Referral Report dated May 12, 2020, entitled "CD-1 Rezoning and Heritage Designation: 6825 West Boulevard".

- 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 & HERITAGE– 6825 West Boulevard]