

## SUMMARY AND RECOMMENDATION

**3. CD-1 REZONING: 4750 Granville Street and 1494 West 32nd Avenue**

**Summary:** To rezone 4750 Granville Street and 1494 West 32nd Avenue from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a four-storey residential building with 81 secured market rental units. A maximum height of 13.3 metres (43.6 feet) and a floor space ratio (FSR) of 1.60 are proposed.

**Applicant:** Stuart Howard Architects Inc.

**Referral:** This item was referred to Public Hearing at the Council Meeting of June 23, 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 Stuart Howard Architects Inc., on behalf of Domus Homes (1225413 BC Ltd), the registered owners, to rezone 4750 Granville Street and 1494 West 32nd Avenue [*PID 010-998-292; Lot 12, Block 790, District Lot 526, Plan 601; and PID 010-998-276; Lot 1, Block 791, District Lot 526, Plan 6011 respectively*]; from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 1.60 and the height from 10.7 m (35 ft.) to 13.3 m (43.6 ft.) to permit the development of a four storey building containing a total of 81 secured market rental housing units, generally as presented in Appendix A of the Referral Report dated June 9, 2020 entitled "CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Stuart Howard Architects Inc. and received on December 11, 2020, 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 June 9, 2020, entitled "CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd 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 the Subdivision By-law, generally as set out in Appendix C of the Referral Report dated June 9, 2020, entitled “CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd 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 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.

**[CD-1 Rezoning: 4750 Granville Street and 1494 West 32nd Avenue]**