

SUMMARY AND RECOMMENDATION

2. CD-1 REZONING: 4745-4795 Main Street

Summary: To rezone 4745-4795 Main Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey mixed-use building with 89 secured rental housing units. A height of 22 m (72.2 ft.) and a floor space ratio (FSR) of 3.70 are proposed.

Applicant: Strand Development

Referral: This item was referred to Public Hearing at the Council Meeting of October 20, 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 Strand Development on behalf of Riley Park Project Nominee Inc., the registered owner of the lands at 4745-4795 Main Street [*PID 008-802-581, Lot B Block 6 District Lot 634 Plan 12771; PID 008-802-564 Lot A Block 6 District Lot 634 Plan 12771; and PID 013-290-801 Lot 1, Except the East 10 Feet Now Road, Block 6 District Lot 634 Plan 2959*] to rezone the lands from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 2.5 FSR to 3.7 FSR and the building height from 13.8 m (45.3 ft.) to 22 m (72.2 ft.) to permit the development of a six-storey, mixed use building with 89 secured rental residential units, generally as presented in Appendix A of the Referral Report dated October 6, 2020, entitled "CD-1 Rezoning: 4745-4795 Main Street" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Yamamoto Architecture and received on October 4, 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 October 6, 2020, entitled "CD-1 Rezoning: 4745-4795 Main Street", 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, 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 October 6, 2020, entitled “CD-1 Rezoning: 4745-4795 Main Street”, be approved.
- 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 Noise Control By-law, generally as set out in Appendix C of the Referral Report dated October 6, 2020, entitled “CD-1 Rezoning: 4745-4795 Main Street”.
- 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.

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