

SUMMARY AND RECOMMENDATION

3. CD-1 REZONING: 618 West 32nd Avenue

Summary: To rezone 618 West 32nd Avenue from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey residential building with a seventh-floor amenity space and 34 secured market rental units. Proposed are a floor space ratio (FSR) of 2.45 and a height of 21.7 m (71 ft.) to the top of the roof parapet, with additional height for the rooftop amenity.

Applicant: Liveable City Planning Ltd.

Referral: This item was referred to Public Hearing at the Council Meeting of November 3, 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 Liveable City Planning Ltd. on behalf of 618 West 32nd Holdings Ltd., the registered owner of the lands at 618 West 32nd Avenue [*PID 008-150-401; Lot 6 Block 819 District Lot 526 Plan 722 1*], to rezone the lands from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.45 and the maximum building height from 9.5 m (31 ft.) to 21.7 m (71 ft.), and to 22.1 m (72.5 ft.) for the portion with rooftop amenity, to allow development of a six-storey residential building containing a total of 34 market rental units, generally as presented in Appendix A of the Referral Report dated September 1, 2020, entitled “CD-1 Rezoning: 618 West 32nd Avenue”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as represented in drawings by Shift Architecture Inc. received March 17, 2016, and in supplemental drawings by Iredale Architecture received May 22, 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, 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 September 1, 2020, entitled “CD-1 Rezoning: 618 West 32nd Avenue”.
- C. THAT, if Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated September 1, 2020, entitled “CD-1 Rezoning: 618 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 CD-1 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.

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: 618 West 32nd Avenue]