

SUMMARY AND RECOMMENDATION

4. CD-1 Rezoning: 2406-2488 Garden Drive

Summary: To rezone 2406-2488 Garden Drive from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey, mixed-use development in two connected buildings, containing 109 strata housing units and commercial space at grade. A height of 22.0 m (72.2 ft.) and a floor space ratio (FSR) of 2.83 are proposed.

Applicant: Garden Drive Limited Partnership

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 Garden Drive Limited Partnership on behalf of Porte Homes (Garden Drive) Ltd. (Inc. No. BC1148191), the registered owner of the lands located at 2406-2488 Garden Drive [*Lots 1 to 3, Except the East 2 Feet Now Lane, and Lots 4 to 7, all of Lot 3 Block 150 District Lot 264A Plan 2469, and Lot 8 Block 3 of Block 150 District Lot 264A Plan 2469; PIDs 013-740-709, 013-740-733, 013-740-741, 013-740-776, 013-740-784, 013-740-792, 013-740-806, and 004-153-481 respectively*], to rezone the lands from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.70 to 2.83 and the building height from 10.7 m to 22.0 m to permit a six-storey mixed-use development broken into two connected buildings consisting of 109 market strata housing units and 558 sq. m (6,006 sq. ft.) of commercial floor area, generally as presented in Appendix A of the Referral Report dated October 20, 2020, entitled "CD-1 Rezoning: 2406-2488 Garden Drive", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Integra Architecture Inc. and received 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, 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 20, 2020, entitled "CD-1 Rezoning: 2406-2488 Garden Drive", be approved.
- 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 Noise Control

By-law, generally as set out in Appendix C of the Referral Report dated October 20, 2020, entitled "CD-1 Rezoning: 2406-2488 Garden Drive".

- 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.
- E. THAT, subject to approval of the CD-1 By-law, the Subdivision By-law be amended generally as set out below:

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID: 013-740-709; Lot 1, Except the East 2 Feet Now Lane, of Lot 3 Block 150 District Lot 264A Plan 2469
- (b) PID: 013-740-733; Lot 2, Except the East 2 Feet Now Lane, of Lot 3 Block 150 District Lot 264A Plan 2469
- (c) PID: 013-740-741; Lot 3, Except the East 2 Feet Now Lane, of Lot 3 Block 150 District Lot 264A Plan 2469
- (d) PID: 013-740-776; Lot 4 of Lot 3 Block 150 District Lot 264A Plan 2469
- (e) PID: 013-740-784; Lot 5 of Lot 3 Block 150 District Lot 264A Plan 2469
- (f) PID: 013-740-792; Lot 6 of Lot 3 Block 150 District Lot 264A Plan 2469
- (g) PID: 013-740-806; Lot 7 of Lot 3 Block 150 District Lot 264A Plan 2469
- (h) PID: 004-153-481; Lot 8 Block 3 of Block 150 District Lot 264A Plan 2469

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law.

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