

SUMMARY AND RECOMMENDATION

3. CD-1 REZONING: 1943-1999 East Hastings Street

Summary: To rezone 1943-1999 East Hastings Street from MC-2 (Industrial, Commercial and Residential) District to CD-1 (Comprehensive Development) District, to permit the development of an eight-storey, mixed-use building containing at-grade commercial space, 131 strata residential units and two live-work units. A building height of 31.5 m (103 ft.) and a floor space ratio (FSR) of 4.0 are proposed.

Applicant: Boniface Oleksiuk Politano Architects

Referral: This item was referred to Public Hearing at the Council Meeting of February 9, 2021.

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 Boniface Oleksiuk Politano Architects on behalf of

- Reliance Properties Ltd., the registered owner of the lands located at 1967-1999 East Hastings Street [*PID 002-469-898; Lot H, Block 38, District Lot 184, Plan 20337*],
- East Hastings Holdings Ltd., the registered owner of the lands located at 1955 East Hastings Street [*PID 015-679-454; Lot 12, except the north 10 feet now lane, Block 38 District Lot 184 Plan 178*], and
- 1150985 B.C Ltd., the registered owner of the lands located at 1943-1945 East Hastings Street [*PID 005-411-530; Lot 13 except the north 10 feet now lane, Block 38 District Lot 184 Plan 178*],

to rezone all of the lands from MC-2 (Industrial, Commercial and Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 2.5 to 4.0 and the building height from 13.8 m (45.3 ft.) to 31.5 m (103 ft.) to permit the development of an eight-storey mixed-use building which would contain at-grade commercial space, 131 strata residential units, and two live-work units, generally as presented in Appendix A of the Referral Report dated January 26, 2021 entitled "CD-1 Rezoning: 1943-1999 East Hastings Street" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as represented in plans prepared by Boniface Oleksiuk Politano Architects received July 5, 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 January 26, 2021, entitled “CD-1 Rezoning: 1943-1999 East Hastings Street”, 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 January 26, 2021, entitled “CD-1 Rezoning: 1943-1999 East Hastings Street”.
- 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.

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