

SUMMARY AND RECOMMENDATION

4. CD-1 REZONING: 8257-8273 Oak Street and 1025-1035 West 67th Avenue

Summary: To rezone 8257-8273 Oak Street and 1025-1035 West 67th Avenue from RS-1 (Residential) and C-1 (Commercial) to CD-1 (Comprehensive Development) District to permit the development of an eight-storey mixed-use building containing 62 strata-titled residential units. A height of 28.3 metres (92.8 feet) with additional height for a rooftop amenity space and a floor space ratio (FSR) of 3.53 are proposed.

Applicant: GBL Architects

Referral: This item was referred to Public Hearing at the Council Meeting of April 13, 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 GBL Architects on behalf of Jili Nominee Ltd., the registered owner of the land located at 8257-8273 Oak Street and 1025-1035 West 67th Avenue [*PID 006-966-039; Lot A of Lot 14 Block B District Lots 319, 323 and 324 Plan 19729*] to rezone the land from RS-1 (One-Family Dwelling) and C-1 (Commercial) to CD-1 (Comprehensive Development) District to permit the development of an eight-storey mixed-use building with 62 strata-titled residential units at a floor space ratio (FSR) of 3.53, and a building height of 28.3 m (92.8 ft.) and 31.6 m (103.5 ft.) for the portion with rooftop amenity, generally as presented in Appendix A of the Referral Report dated March 30, 2021, entitled "CD-1 Rezoning: 8257-8273 Oak Street and 1025-1035 West 67th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by GBL Architects received October 29, 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 March 30, 2021, entitled "CD-1 Rezoning: 8257-8273 Oak Street and 1025-1035 West 67th Avenue", 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 March 30, 2021, entitled "CD-1 Rezoning: 8257-8273 Oak Street and 1025-1035 West 67th Avenue".

- 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 Subdivision By-law, generally as set out in Appendix C of the Referral Report dated March 30, 2021, entitled "CD-1 Rezoning: 8257-8273 Oak Street and 1025-1035 West 67th Avenue".
- 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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