

SUMMARY AND RECOMMENDATION

2. CD-1 REZONING: 8725 French Street

Summary: To rezone 8725 French Street from RM-3A (Multiple-Dwelling Residential) to CD-1 (Comprehensive Development) District, to permit the development of a six-storey building with 100 social housing units. A height of 21.1 m (69.3 ft.) and a floor space ratio (FSR) of 2.7 are proposed.

Applicant: Colliers International

Referral: This item was referred to Public Hearing at the Council Meeting of May 18, 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 Colliers International on behalf of Brightside Community Homes Foundation, the registered owner, to rezone 8725 French Street [*PID: 014-347-407, 014-347-415, 014-347-431, 014-347-466, Lots 5-8 Block 12, District Lot 318 Plan 1749*] from RM-3A (Multiple-Dwelling Residential) to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.00 to 2.70 and building height from 10.7 m (35.1 ft.) to 21.1 m (69.3 ft.) to allow construction of a six-storey social housing building with 100 units, generally as presented in Appendix A of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 8725 French Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Integra Architecture Inc., received November 4, 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, if Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 8725 French 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 A through B 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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