

## SUMMARY AND RECOMMENDATION

**3. CD-1 REZONING: 1317 Richards Street and 508 Drake Street**

**Summary:** To rezone 1317 Richards Street and 508 Drake Street from DD (Downtown District) to CD-1 (Comprehensive Development) District to permit the development of a 39-storey, mixed-use building with 193 units of social housing and a place of worship. A height of 125.2 m (410.8 ft.), a floor area of 15,610.6 sq. m (168,031 sq. ft.) and a floor space ratio (FSR) of 14.0 are proposed.

**Applicant:** DA Architects

**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 DA Architects on behalf of MCYH Multi Generational Housing Society, the registered owner of the lands located at 1317 Richards Street [*Lots 35 and 36 Block 114 District Lot 541 Plan 210; PIDs 012-594-091 and 015-495-523 respectively*], and of Aga Khan Foundation Canada, the registered owner of the lands located at 508 Drake Street [*Lots 37 and 38 Block 114 District Lot 541 Plan 210; PIDs 015-495-540 and 015-495-566 respectively*], to rezone the consolidated lands from DD (Downtown District) to CD-1 (Comprehensive Development) District to increase the permitted floor area from 5,577.1 sq. m to 15,610.6 sq. m (60,010 sq. ft. to 168,031 sq. ft.), building height from 36.6 m to 125.2 m (120 ft. to 410.8 ft.), and floor space ratio (FSR) from 5.0 to 14.0, for the development of a 39-storey mixed-use building with 193 units of social housing and a place of worship, generally as presented in Appendix A of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 1317 Richards Street and 508 Drake Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by DA Architects received December 1, 2020, with an addendum received on March 1, 2021, 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: 1317 Richards Street and 508 Drake 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 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 May 4, 2021, entitled "CD-1 Rezoning: 1317 Richards Street and 508 Drake Street", be approved.
- 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 Noise Control By-law, generally as set out in Appendix C of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 1317 Richards Street and 508 Drake Street".
- 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.

**[CD-1 Rezoning: 1317 Richards Street and 508 Drake Street]**