

## SUMMARY AND RECOMMENDATION

**4. CD-1 REZONING: 2725-2751 Kingsway**

**Summary:** To rezone 2725-2751 Kingsway from C-2 (Commercial) and RS-1 (Residential) to CD-1 (Comprehensive Development) District, to permit the development of a mixed-use building with two 10-storey towers connected by an L-shaped podium element of four to five storeys, with commercial uses at-grade and 219 strata-titled residential units. A height of 34.6 m (114 ft.) and a floor space ratio (FSR) of 3.8 are proposed.

**Applicant:** GBL 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 GBL Architects on behalf of Coromandel Kingsway Development BT Ltd., the registered owner of the land at 2725-2751 Kingsway [*Lots 30 to 32 Except the North 10 Feet Now Lane and Except Part Now Kingsway See Reference Plan 2407 of Lot A Blocks 1 to 4 District Lot 37 Plan 2421, PIDs 006-714-021, 006-714-081 and 006-714-170 respectively; Lots 33 and 34 Except Part Now Kingsway See Reference Plan 2407 and Except Part in Explanatory Plan 6149 of Lot A Blocks 1 to 4 District Lot 37 Plan 2421, PIDs 006-714-404 and 006-714-510 respectively; and PID 017-721-253, Lot F of Lot A Blocks 1 to 4 District Lot 37 Plan LMP3715*] to rezone the land from C-2 (Commercial) and RS-1 (Residential) to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 2.5 to 3.8 and the building height from 13.8 m (45 ft.) to 34.6 m (114 ft.) to permit the development of a mixed-use building with two 10-storey towers connected by an L-shaped podium element of four to five storeys, with commercial uses at-grade and 219 strata-titled residential units, generally as presented in Appendix A of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 2725-2751 Kingsway", 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 June 19, 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 May 4, 2021, entitled "CD-1 Rezoning: 2725-2751 Kingsway", 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 May 4, 2021, entitled “CD-1 Rezoning: 2725-2751 Kingsway”.
- 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 May 4, 2021, entitled “CD-1 Rezoning: 2725-2751 Kingsway”.
- 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: 2725-2751 Kingsway]**