

## SUMMARY AND RECOMMENDATION

**5. CD-1 REZONING: 3609-3687 Arbutus Street**

**Summary:** To rezone 3609-3687 Arbutus Street from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey building under the Affordable Housing Choices Interim Rezoning Policy containing a total of 116 secured market rental housing units, of which 20% of the residential floor area is to be assigned to below-market housing units. A height of 24.7 m (80.8 ft.) and a floor space ratio (FSR) of 2.53 are proposed.

**Applicant:** PCI Developments

**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, PCI Developments on behalf of PCI Arbutus Ridge Ventures Holdings Corp. Inc. No. 1241096, the registered owner, to rezone 3609-3687 Arbutus Street [PID 010-172-254; Lot 9 Block 532 District Lot 526 Plan 4998; PID 011-259-361 Lot 10 Block 532 District Lot 526 Plan 4998; PID 011-259-388 Lot 11 Block 532 District Lot 526 Plan 4998; PID 011-259-400 Lot 12 Block 532 District Lot 526 Plan 4998; and PID 011-259-418 Lot 13 Block 532 District Lot 526 Plan 4998]; from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.53 and the height from 10.7 m (35 ft.) to 24.7 m (80.8 ft.), measured to the top of parapet on the rooftop amenity floor, to permit the development of a six-storey building under the *Affordable Housing Choices Interim Rezoning Policy* containing a total of 116 secured market rental housing units, of which 20% of the residential floor area is to be assigned to below-market housing units, generally as presented in Appendix A of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 3609-3687 Arbutus Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by BHA Architecture received April 30, 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, 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: 3609-3687 Arbutus Street".

- C. THAT, if after Public Hearing Council approves in principle this rezoning and the Housing Agreement described in Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by this report.
- 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.

**[CD-1 Rezoning: 3609-3687 Arbutus Street]**