

SUMMARY AND RECOMMENDATION

3. CD-1 REZONING: 1837-1863 East 11th Avenue and 2631-2685 Victoria Drive

Summary: To rezone 1837-1863 East 11th Avenue and 2631-2685 Victoria Drive from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building, and the retention and conservation of a designated heritage building, consisting of 136 secured market rental units. A height of 20.5 m (67 ft.) and a floor space ratio (FSR) of 2.87 are proposed.

Applicant: Grandview Woodland Limited Partnership

Referral: This relates to the report entitled "CD-1 Rezoning: 1837-1863 East 11th Avenue and 2631-2685 Victoria Drive", dated October 5, 2021, ("Report"), referred to Public Hearing at the Council Meeting of October 19, 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 Grandview Woodland Limited Partnership on behalf of Grandview Woodland Project (Nominee) Ltd., the registered owner of the lands located at:

- 1837-1863 East 11th Avenue [*PID: 030-772-079; Lot A Block 162 District Lot 264A Group 1 New Westminster District Plan EPP91431*]; and,
- 2631-2685 Victoria Drive [*PID: 030-772-087; Lot 1 Block 162 District Lot 264A Group 1 New Westminster District Plan EPP91432*];

to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.45 to 2.87 and the maximum building height from 10.7 m (35 ft.) to 20.5 m (67 ft.) to permit the development of a six-storey residential building and the retention and conservation of a designated heritage building at 1853-1857 East 11th Avenue, consisting of 136 secured market rental units, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by RWA Group Architecture Ltd., received September 25, 2020, provided that 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 in Appendix B of the Report.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report, 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 Recommendations A and 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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