

SUMMARY AND RECOMMENDATION

3. CD-1 REZONING: 8460 Ash Street and 8495 Cambie Street

Summary: To rezone 8460 Ash Street and 8495 Cambie Street from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to permit a mixed-use development with 16-storey, 27-storey and 31-storey buildings with ground floor commercial space, 125 social housing units and 524 secured market rental units. A height of 103 m (338 ft.) and a floor space ratio (FSR) of 8.26 are proposed.

Applicant: Intracorp Ash Street Developments, Ltd.

Referral: This relates to the report titled "CD-1 Rezoning: 8460 Ash Street and 8495 Cambie Street", 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 Intracorp Ash Street Developments, Ltd., on behalf of Ashley Mar Housing Co-operative, the registered owner, to rezone the lands located at:
- 8460 Ash Street [*Lots 3-10 Block 7 District Lot 311 Plan 18713; PIDs 007-118-295, 007-118-325, 007-118-368, 007-118-392, 007-118-457, 007-118-473, 007-118-511, and 007-118-546 respectively*]; and
 - 8495 Cambie Street [*Lots 11-13 Block 7 District Lot 311 Plan 18713; PIDs 007-118-601, 007-118-635 and 007-118-651 respectively*],

from RT-2 (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.75 to 8.26 and the building height from 9.2 m (30 ft.) to 103 m (338 ft.) to permit a mixed-use development with ground-floor commercial space, 125 social housing units, and 524 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 Perkins+Will, received January 8, 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 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 CD-1 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 subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Report, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B of the Noise Control By-law;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- E. THAT Recommendations 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.

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