

SUMMARY AND RECOMMENDATION

4. CD-1 REZONING: 750 Southwest Marine Drive

Summary: To rezone 750 Southwest Marine Drive from I-2 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of a seven-storey mixed-employment building containing light industrial, office, and retail space. A height of 32.2 metres (106 feet) with additional height for a rooftop amenity and a floor space ratio (FSR) of 5.01 are proposed.

Applicant: Proscenium Architecture + Interiors Inc.

Referral: This relates to the report entitled “CD-1 Rezoning: 750 Southwest Marine Drive”, dated November 2, 2021 (“Report”), referred to Public Hearing at the Council Meeting of November 16, 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 Proscenium Architecture + Interiors Inc., on behalf of 750 SW Marine Holdings Ltd., the registered owner of the lands located at 750 Southwest Marine Drive [*PID 026-686-937; Lot 1 Blocks C, D, Y and Z District Lots 319, 323 and 324 Group 1 New Westminster District Plan BCP24035*], to rezone the lands from I-2 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 5.01 and the maximum building height from 30.5 m (100 ft.) to 32.2 m (106 ft.) and to 37.1 m (122 ft.) for the portion with rooftop amenity, to permit the development of a seven-storey, mixed-employment building containing light industrial, office, and retail space, 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 in plans by Proscenium Architecture + Interiors Inc., received November 20, 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 Report.

- B. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Report, be approved.

C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Report;

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.

D. THAT Recommendations 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.

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