

SUMMARY AND RECOMMENDATION

A. CD-1 REZONING: 5590 Victoria Drive

Summary: To rezone 5590 Victoria Drive from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building, containing retail and office uses at grade and 54 secured rental housing units. A height of 22.3 m (73.2 ft.) and a floor space ratio (FSR) of 3.49 are recommended.

Applicant: Catalyst Community Developments

Referral: This relates to the report entitled “CD-1 Rezoning: 5590 Victoria 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 Catalyst Community Developments, on-behalf of 306517 British Columbia Ltd., Inc. No. 306517, the registered owner, and Vancouver City Savings Credit Union (“Vancity”), the beneficial owner to rezone 5590 Victoria Drive [PID: 007-071-876, 007-072-007, 007-071-931, Lots 2-4 Except the West 7 Feet Now Road, Block 16, District Lot 394 PLAN 2501] from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 2.5 to 3.49 and building height from 13.8 m (45.3 ft.) to 22.3 m (73.2 ft.), to allow construction of a six-storey mixed-use building with retail and office uses at grade and 54 units of secured rental housing units above, generally as presented in Report, entitled “CD-1 Rezoning: 5590 Victoria Drive”, 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 HMCA Architecture and Design received February 24, 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 this 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, 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.

- 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: 5590 Victoria Drive]