

SUMMARY AND RECOMMENDATION

1. CD-1 Amendment: 622-688 Southwest Marine Drive

Summary: To amend the Zoning and Development By-law for CD-1 (66) at 622-688 Southwest Marine Drive, to permit a mixed-use development with two buildings at 28 and 32 storeys with commercial space on the ground floor, a private childcare space, and 573 secured market rental units, with 20 per cent of the residential floor area secured as below-market rental units. A height of 96.2 metres (316 feet) with additional height for a rooftop amenity and a floor space ratio (FSR) of 6.84 are proposed.

Applicant: Chard Development Ltd.

Referral: This relates to the report entitled “CD-1 Rezoning: 622-688 Southwest Marine Drive”, dated November 23, 2021, (“Report”), referred to Public Hearing at the Council Meeting of December 7, 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 Chard Development Ltd. on behalf of 600-688 SW Marine Nominee Ltd., the registered owner of the lands located at 622-688 Southwest Marine Drive [*PID 005-270-553; Lot 1 Blocks 3 and 5 District Lot 311 Plan 13934*], to amend CD-1 (66) to increase the maximum floor space ratio (FSR) to 6.84 and the building height to 96.2 m (316 ft.) and to 100.5 m (330 ft.) to accommodate a rooftop amenity space, to permit the development of a mixed-use development with two buildings at 28 and 32 storeys on top of two six-storey podiums with commercial space on the ground floor, a private childcare space, and 573 secured rental units, of which 20% of the residential floor area will be secured as below-market rental units, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft amending 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 Musson Cattell Mackey Partnership received December 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 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 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.

[CD-1 Rezoning: 622-688 Southwest Marine Drive]