

SUMMARY AND RECOMMENDATION

2. CD-1 REZONING: 2037-2061 East Broadway

Summary: To rezone 2037-2061 East Broadway from RT-5N (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building consisting of 54 strata-titled residential units. A height of 20.8 metres (68 feet) and a floor space ratio (FSR) of 2.65 are proposed.

Applicant: Bucci Development Ltd.

Referral: This relates to the report entitled “CD-1 Rezoning: 2037-2061 East Broadway”, 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 Bucci Development Ltd., on behalf of:

- Juan Wong, Kuan Lin Wong and Joe Wong, the registered owners of the lands at 2037 East Broadway [*PID 015-278-816; Lot 29 of Lot D Block 152 District Lot 264A Plans 442 and 1771*],
- Patricia King Kui Blunden, the registered owner of the lands at 2045 East Broadway [*PID 010-149-210; Lot 30 of Lot D Block 152 District Lot 264A Plans 442 and 1771*],
- Jason James Hagemeister and Kelly Colleen Dueber, the registered owners of the lands at 2055 East Broadway [*PID 015-205-096; Lot 31 of Lot D Block 152 District Lot 264A Plans 442 and 1771*], and
- Newnelyn Simpao Orense, Expedito Calleja Orense and Joana Chris Nabor Orense, the registered owners of the lands at 2061 East Broadway [*PID 007-714-823; Lot 32 of Lot D Block 152 District Lot 264A Plans 442 and 1771*],

to rezone a consolidation of the lands from RT-5N (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.75 to 2.65 and the maximum building height from 10.7 m (35 ft.) to 20.8 m (68 ft.) to permit the development of a six-storey residential building containing 54 strata-titled residential 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 in plans by RH Architects Inc., received January 29, 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 Recommendations A 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: 2037-2061 East Broadway]