

SUMMARY AND RECOMMENDATION

4. CD-1 TEXT AMENDMENT: 650 West 41st Avenue

Summary: To amend CD-1 (1) (Comprehensive Development) District for 650 West 41st Avenue (Oakridge Centre). The proposed amendment would increase permitted floor area from 424,600.7 sq. m (4,570,356 sq. ft.) to 468,938.9 sq. m (5,047,617 sq. ft.); increase the maximum FSR from 3.71 to 4.10; and increase maximum building heights to allow the additional development of 283 market rental units, 130 moderate income rental units and additional office space

Applicant: Henriquez Partners Architects

Referral: This relates to the report entitled "CD-1 Text Amendment: 650 West 41st Avenue ", dated January 25, 2022, ("Report"), referred to Public Hearing at the Council Meeting of February 8, 2022.

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 Henriquez Partners Architects, on behalf of 7503059 Canada Inc., the registered owner of the lands located at 650 West 41st Avenue [*PID 003-128-687; Lot 7 Block 892 District Lot 526 Group 1 New Westminster District Plan 20424 Except Air Space Plan 20425 and Plan EPP85694*], to amend CD-1 (1) By-law No. 3568 to increase the permitted floor area from 424,600.7 sq. m (4,570,356 sq. ft.) to 468,938.9 sq. m (5,047,617 sq. ft.); increase the maximum floor space ratio (FSR) from 3.71 to 4.10; and increase maximum building heights to allow the additional development of 283 market rental units, 130 moderate income rental units and additional office space, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law amendment, 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 Henriquez Architects, received September 4, 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, if after the Public Hearing, Council approves in principle the rezoning and the Housing Agreements (Social Housing, Secured Rental Housing and Moderate Income Rental) described in Part 2 of Appendix B, of the Report, the Director of Legal Services

be instructed to prepare the necessary Housing Agreement By-laws and amendments to the necessary Housing Agreement By-laws for enactment prior to enactment of the amended 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, at the time of enactment of the amended CD-1 By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for the updated Oakridge Centre Design Guidelines for adoption.
- 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.

[CD-1 Rezoning: 650 West 41st Avenue]