

SUMMARY AND RECOMMENDATION

4. CD-1 REZONING: 1477 West Broadway

Summary: To rezone 1477 West Broadway from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 39-storey mixed-use building with 223 secured rental housing units, of which 20% of the residential floor area will be below-market rental units. A building height of 124.0 metres (407 feet) with additional height for a rooftop amenity and a floor space ratio (FSR) of 12.30 are proposed.

Applicant: PCI Developments LP (“PCI”)

Referral: This relates to the report entitled “CD-1 Rezoning: 1477 West Broadway”, dated February 15, 2022, (“Report”), referred to Public Hearing at the Council Meeting of March 1, 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 PCI Developments LP (“PCI”), on behalf of 1489 West Broadway Nominee Corp., the registered owner of the lands located at 1477 West Broadway [*PID 031-075-185; Lot 1 Block 331 District Lot 526 Group 1 New Westminster District Plan EPP98876*], to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to permit a 39-storey mixed-use building with a maximum floor space ratio (FSR) of 12.30 and building height of 124.0 m (407 ft.), 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 Musson Cattell Mackey Partnership, received August 12, 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 Recommendations 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: 1477 West Broadway]