

SUMMARY AND RECOMMENDATION

4. CD-1 REZONING: 1668-1684 Alberni Street

Summary: To rezone 1668-1684 Alberni Street from RM-5C (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a 40-storey residential building with 128 strata-titled residential units. A height of 117.30 m (385 ft.) and a floor space ratio (FSR) of 10.81 are proposed.

Applicant: Bing Thom Architects

Referral: This relates to the report entitled "CD-1 Rezoning: 1668-1684 Alberni Street", dated March 29, 2022, ("Report"), referred to Public Hearing at the Council Meeting of April 12, 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 Bing Thom Architects Inc., on behalf of 700 Bidwell Property Inc., the registered owner of the lands located at:
- 1668 Alberni Street [*Strata lots 1 to 11 District Lot 185 Strata Plan VR2688; PIDs 016-140-133, 016-140-141, 016-140-150, 016-140-168, 016-140-176, 016-140-184, 016-140-206, 016-140-214, 016-140-222, 016-140-231 and 016-140-249, respectively*]; and
 - 1684 Alberni Street [*Strata Lots 1 to 12 District Lot 185 Strata Plan VR705; PIDs 005-646-715, 005-646-731, 005-646-758, 003-146-821, 005-646-766, 002-494-680, 005-646-804, 005-646-812, 005-646-821, 005-646-839, 005-646-855 and 002-860-902, respectively*];

to rezone the lands from RM-5C (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.20 to 10.81 and the building height from 18.3 m (60 ft.) to 117.3 m (385 ft.) to permit the development of a 40-storey building containing 128 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 Bing Thom Architects received August 17, 2017, and supplemental plans received July 19, 2021, provided that 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 Recommendation 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.

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