

## SUMMARY AND RECOMMENDATION

**3. CD-1 REZONING: 4408-4488 Fraser Street and 707-709 East 29th Avenue**

**Summary:** To rezone 4408-4488 Fraser Street & 707-709 East 29th Avenue from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building, with 100 secured market rental housing units and commercial space on the ground floor. A building height of 21.6 m (70.9 ft.) and a floor space ratio (FSR) of 3.65 are proposed.

**Applicant:** Strand and Locarno Development

**Referral:** This relates to the report entitled “CD-1 Rezoning: 4408-4488 Fraser Street and 707-709 East 29th Avenue”, dated May 3, 2022, (“Report”), referred to Public Hearing at the Council Meeting of May 17, 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 Strand and Locarno Development, on behalf of Fraser Street II Nominee Inc., the registered owner of the lands located at:
- 4408-4488 Fraser Street [*Lots 1 to 6, Except the West 7 Feet, Now Road, all of Block 14 District Lots 391 And 392 Plan 2357; PIDs 004-257-740, 013-832-638, 013-832-662, 011-116-005, 013-832-697 and 013-832-719 respectively*], and
  - 707-709 East 29th Avenue [*Strata Lots 1 and 2 District Lots 391 and 392 Group 1 New Westminster District Strata Plan LMS2401 together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1; PIDs: 023-424-168 and 023-424-176*],

to rezone the lands from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 3.65 and the building height from 9.2 m (30.2 ft.) to 21.6 m (70.9 ft.), to permit the development of a six-storey mixed-use building, with 100 secured rental housing units and commercial space on the ground floor, 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 by Integra Architecture Inc., received July 26, 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 the 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 in Schedule B, generally 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: 4408-4488 Fraser Street and 707-709 East 29th Avenue]**