

## SUMMARY AND RECOMMENDATION

**4. CD-1 REZONING: 1406-1410 East King Edward Avenue**

**Summary:** To rezone 1406-1410 East King Edward Avenue from RM-1N (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 13-storey mixed-use building, with 109 social housing units. A building height of 51.0 m (167 ft.) with additional height for a rooftop amenity and a floor space ratio (FSR) of 11.07 are proposed.

**Applicant:** Vancouver Affordable Housing Agency

**Referral:** This relates to the report entitled “CD-1 Rezoning: 1406-1410 East King Edward 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 the Vancouver Affordable Housing Agency, on behalf of the City of Vancouver, the registered owners of the lands located at:
- 1406 East King Edward Avenue [*PID 019-138-725; Lot X North Part of Blocks 1 and 3 District Lot 352 Plan LMP21362*], and
  - 1410 East King Edward Avenue [*PID 019-138-733; Lot Y North Part of Blocks 1 and 3 District Lot 352 Plan LMP21362*],

to rezone the lands from RM-1N (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.20 to 11.07 and increase the maximum building height from 10.7 m (35 ft.) to 51.0 m (167 ft.), and to 54.0 m (177 ft.) for a partial 14th-floor rooftop amenity area, to permit the development of a 13-storey residential building containing 109 social housing 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 by Stantec Consulting Inc., received October 19, 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 Recommendations A and B 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: 1406-1410 East King Edward Avenue]**