

## SUMMARY AND RECOMMENDATION

**2. CD-1 TEXT AMENDMENT: 500-650 West 57th Avenue (Pearson Dogwood)**

**Summary:** To amend CD-1 (696) for 500-650 West 57th Avenue (Pearson Dogwood) to permit additional rental housing floor area which would include 216 market rental units and 99 below-market rental units. Height increases ranging from 2.0 m (7 ft.) to 28.0 m (92 ft.) and a floor space ratio (FSR) of 3.08 are proposed.

**Applicant:** IBI Group Inc.

**Referral:** This relates to the report entitled "CD-1 Text Amendment: 500-650 West 57th Avenue (Pearson Dogwood)", 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 IBI Group Inc., on behalf of Onni Pearson Dogwood Holdings Corp., as the registered owner of:

- 7413-7453 Cambie Street, 7418 Paulson Street, 622-688 West 58th Avenue, 603-689 West 59th Avenue, 650-688 West 57th Avenue, 500 West 57th Avenue and 559-589 West 59th Avenue [*Lots A and C to E District Lot 526 Group 1 New Westminster District Plan EPP86464, PIDs 030-587-581, 030-587-875, 030-587-905 and 030-587-913 respectively*];
- 650-788 West 57th Avenue, 719 West 59th Avenue and 7430-7460 Heather Street [*PID 030-430-631; Lot A Block 1004 District Lot 526 Group 1 New Westminster District Plan EPP79678 Except Plan EPP86464*];

and Vancouver Coastal Health Authority, as registered owner of:

- 7405 Paulson Street [*PID 030-587-867; Lot B District Lot 526 Group 1 New Westminster District Plan EPP86464*];

to amend CD-1 (696) Pearson Dogwood By-law No. 12105 to increase the permitted floor area by 24,650 sq. m (265,334 sq. ft.) and increase maximum building heights to allow the additional development of 216 market rental units and 99 below market rental units, 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 IBI Group Inc., received August 4, 2021 and amended plans received December 6, 2021, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND 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 (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 approval of the updated Pearson Dogwood Design Guidelines.
- D. THAT, subject to approval of the amended CD-1 By-law, the Parking By-law be amended, 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 Parking By-law at the time of enactment of the amended CD-1 By-law.

- E. THAT Recommendations A to 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 Text Amendment: 500-650 West 57th Avenue (Pearson Dogwood)]**