

## SUMMARY AND RECOMMENDATION

**3. CD-1 REZONING: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue**

**Summary:** To rezone 2086-2098 West 7th Avenue and 2091 West 8th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 13-storey residential building containing 129 social housing units. A building height of 47.1 metres (155 feet) and a floor space ratio (FSR) of 4.4 are proposed.

**Applicant:** Vancouver Affordable Housing Agency

**Referral:** This relates to the report entitled “CD-1 Rezoning: 2086-2098 West 7th Avenue and 2091 West 8th 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:
- 2086 West 7th Avenue [*PID 015-212-157; Lot 2, Except the Vancouver and Lulu Island Railway Right of Way as shown on Miscellaneous Plan 218, Block 305 District Lot 526 Plan 590*],
  - 2098 West 7th Avenue [*PID 023-856-319; Parcel K Block 305 District Lot 526 Group 1 New Westminster District Plan LMP34537*], and
  - 2091 West 8th Avenue [*Lot 19, Except the Vancouver and Lulu Island Right of Way as shown on Miscellaneous Plan 218, Block 305 District Lot 526 Plan 590, and Lot 20 Block 305 District Lot 526 Plan 590; PIDs 015-188-451 and 015-188-485 respectively*],

to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 4.4 and increase the maximum building height from 19.9 m (65 ft.) to 47.1 m (155 ft.) to permit the development of a 13-storey residential building containing a total of 129 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 in plans by Human Studio Architecture and Urban Design Ltd.,

received October 4, 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 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: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue]**