

SUMMARY AND RECOMMENDATION

3. CD-1 REZONING: 418-496 Alexander Street

Summary: To rezone 418-496 Alexander Street from DEOD (Downtown Eastside/Oppenheimer) District to CD-1 (Comprehensive Development) District, to permit the development of a 16-storey mixed-use building containing 181 social housing units, a social enterprise space and childcare facility. A building height of 48.8 m (160 ft.) and a floor space ratio (FSR) of 5.67 are proposed.

Applicant: TL Housing Solutions Ltd.

Referral: This relates to the report entitled "CD-1 Rezoning: 418-496 Alexander Street", dated May 24, 2022, ("Report"), referred to Public Hearing at the Council Meeting of June 7, 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 TL Housing Solutions Ltd. on behalf of Atira Development Society, the registered owner of the lands located at:

- 418-496 Alexander Street [*Lots 9 to 16 Block 41 District Lot 196 Plan 196; PIDs 008-703-281, 008-703-388, 015-589-358, 010-456-066, 010-456-091, 003-643-301, 004-691-903, 006-585-353, respectively*];

to rezone the lands from DEOD (Downtown Eastside/Oppenheimer) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 2.50 to 5.67 and the building height from 15 m (49.21 ft.) to 48.8 m (160 ft.), to permit the development of a 16-storey mixed-use building containing 181 social housing units, a social enterprise space and childcare facility, 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 IBI Group Architects Inc., received June 3, 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 subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new 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, 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 new 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; 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 bylaw 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: 418-496 Alexander Street]