

SUMMARY AND RECOMMENDATION

6. CD-1 REZONING: 906-982 West 18th Avenue and 907-969 West 19th Avenue

Summary: To rezone 906-982 West 18th Avenue and 907-969 West 19th Avenue from RT-2 (Residential) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey strata residential building with an at-grade childcare facility, a six-storey secured rental building, and seven townhouse buildings, with a total of 208 residential units. A maximum building height of 21.0 m (69 ft.), with additional height for rooftop amenity, and a floor space ratio (FSR) of 1.81 are proposed.

Applicant: Wesgroup Properties

Referral: This relates to the report entitled "CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue", 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 Wesgroup Properties LP on behalf of:

- Shaughnessy Laurel (Lot A) Investments Ltd.;
- Shaughnessy Laurel (Lot B) Investments Ltd.;
- Shaughnessy Laurel (Lot C) Investments Ltd.;
- Shaughnessy Laurel (Lot D) Investments Ltd.;
- Shaughnessy Laurel (Lot E) Investments Ltd.;
- Shaughnessy Laurel (Lot F) Investments Ltd.;
- Shaughnessy Laurel (Lot G) Investments Ltd.; and
- Shaughnessy Laurel (Lot H) Investments Ltd.

the registered owners of the lands located at:

- 906-982 West 18th Avenue [*Lots A to D of Block 536 District Lot 472 Plan 8952; PIDs 009-875-794, 009-875-816, 009-875-824, and 009-875-832 respectively*], and
- 907-969 West 19th Avenue [*Lots E to H of Block 536 District Lot 472 Plan 8952; PIDs 009-876-111, 009-876-120, 009-876-138, and 009-876-146 respectively*]

to rezone the lands from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.60 to 1.81 and the maximum building height from 9.2 m (30 ft.) to 21.0 m (69 ft.) and to 25.6 m (84 ft.) for the portion with a rooftop amenity, to permit the development of a six-storey strata residential building with an at-grade childcare facility, a six-storey secured rental

building, and seven townhouse buildings, comprising of a total of 208 residential units, generally 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, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Formwerks Architectural Inc., received August 30, 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, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Arts, Culture and Community Services.
- C. THAT Recommendations A to 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.

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