

SUMMARY AND RECOMMENDATION

5. CD-1 (313) TEXT AMENDMENT: 2010 Harrison Drive

Summary: To amend CD-1 (313) (Comprehensive Development) District for 2010 Harrison Drive to replace the existing care facility with two six-storey buildings, including a seniors care facility with 187 beds and a residential building containing 76 secured-market rental units with 20% of floor area secured at below-market rental rates. Building heights of 23.4 metres (77 feet) for the care facility and 18.1 metres (59 feet) for the rental building are proposed. A total floor space ratio (FSR) of 2.02 is proposed for the site.

Applicant: DYS Architecture

Referral: This relates to the report entitled “CD-1 (313) Text Amendment: 2010 Harrison Drive”, 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 DYS Architecture, on behalf of German-Canadian Benevolent Society of British Columbia (Inc. No. S0007115), the registered owner of the lands located at 2010 Harrison Drive [*PID: 007-701-004; Lot A Blocks 23 and 29A Fraserview Plan 14913*], to amend the text of CD-1 (313) (Comprehensive Development) District By-law No. 7196 to increase the maximum floor space ratio (FSR) from 0.85 to 2.02 and the maximum building heights from 12.0 m (39 ft.) to 23.4 m (77 ft.) and 18.1 m (59 ft.) to permit the development of a six-storey seniors care facility and a six-storey secured-market rental building, of which 20% of the residential floor area will be secured as below-market rental 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 DYS Architecture, received October 27, 2021 and supplemental plans received January 4, 2022 and March 10, 2022, provided that 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 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 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 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 (313) Text Amendment: 2010 Harrison Drive]