

SUMMARY AND RECOMMENDATION

6. CD-1 REZONING: 1780 East Broadway

Summary: To rezone 1780 East Broadway from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit a mixed-use development with three towers of varying heights all above a retail base containing a large format grocery store and commercial space. The development includes 215 strata-titled residential units, 438 secured rental residential units, including 93 units at below-market rates, and plaza and courtyard spaces. A maximum building height of 108.3 m (355 ft.) and a floor space ratio (FSR) of 5.7 are proposed.

Applicant: Perkins + Will

Referral: This relates to the report entitled "CD-1 Rezoning: 1780 East Broadway", 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 Perkins + Will, on behalf of Snowcat Property Holdings Ltd., the registered owner of the lands located at 1780 East Broadway [*PID 006-634-851; Lot 1 Block 162 District Lot 264A Plan 20377 Except Part in Plan EPP35255*], to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to permit a mixed-use development with three towers of varying heights above a retail base and a public plaza, a maximum building height of 108.3 m (355 ft.), total floor area of 55,989 sq. m (602,662 sq. ft.), and a floor space ratio (FSR) of 5.7, 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 Perkins + Will, received November 2, 2021, provided that 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 subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the 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 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 Noise Control By-law at the time of enactment of the 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 Rezoning: 1780 East Broadway]