

SUMMARY AND RECOMMENDATION

3. CD-1 REZONING: 901 West Broadway

Summary: To rezone 901 West Broadway from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 12-storey building with 147 hotel units and ground floor commercial space. A building height of 40.5 metres (133 feet) and a floor space ratio (FSR) of 7.95 are proposed.

Applicant: Zeidler Architecture

Referral: This relates to the report entitled “CD-1 Rezoning: 901 West 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 Zeidler Architecture, on behalf of 1130962 B.C. Ltd.¹, the registered owner of the lands located at 901 West Broadway [*Lots 11 and 12, Except the North 8 feet, Now Lane Block 336 District Lot 526 Plan 590; PIDs 003-729-184 and 003-729-192 respectively*], to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum permitted floor space ratio (FSR) from 3.00 to 7.95 and the building height from 9.2 m (30.2 ft.) to 40.5 m (133 ft.), to permit the development of a 12-storey building containing ground-floor commercial space and hotel use, 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 Zeidler Architecture, received December 23, 2020, 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 of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Report, be approved.

¹ Represented by Hallmark Hospitality Group

C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the 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.

D. THAT Recommendations A to C 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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