

## SUMMARY AND RECOMMENDATION

**4. CD-1 REZONING: 2062-2092 East Broadway**

**Summary:** To rezone 2062-2092 East Broadway from RT-5N (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building with 71 strata residential units. A building height of 21.0 m (68.8 ft.) and a floor space ratio (FSR) of 2.65 are proposed.

**Applicant:** RH Architects

**Referral:** This relates to the report entitled “CD-1 Rezoning: 2062-2092 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 RH Architects on behalf of the registered owners:

- Bucci Lakewood Project Ltd., the registered owners of the lands at 2062 East Broadway [*PID 011-495-634; Lot 8 of Lot B Block 163 District Lot 264A Plan 4560*];
- An Trung Hoang and Bich Hanh Hoang, the registered owners of the lands at 2070 East Broadway [*PID 008-116-270; Lot 9 of Lot B Block 163 District Lot 264A Plan 4560*];
- Yong Jun Su and Yee Won Leung, the registered owners of the lands at 2078 East Broadway [*PID 011-495-642; Lot 10 of Lot B Block 163 District Lot 264A Plan 4560*];
- Hao Hao Heng Jiang, the registered owner of the lands at 2084 East Broadway [*PID 011-495-651; Lot 11 of Lot B Block 163 District Lot 264A Plan 4560*]; and
- Marvin Chan and Pansy Chan, the registered owners of the lands at 2092 East Broadway [*PID 007-108-249; Lot 12 of Lot B Block 163 District Lot 264A Plan 4560*];

to rezone a consolidation of the lands from RT-5N (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.75 to 2.65 and the maximum building height from 10.7 m (35 ft.) to 21.0 m (68.8 ft.), to permit the development of a six-storey residential building containing 71 strata-titled residential 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 RH Architects Inc., received on September 3, 2021, provided the Director of Planning may allow minor alteration 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 Recommendation A 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: 2062-2092 East Broadway]**