

SUMMARY AND RECOMMENDATION

**5. TEXT AMENDMENT: CD-1 (567) East Fraser Lands Waterfront Precinct:
3480 East Kent Avenue South and 3522 East Kent Avenue South**

Summary: To amend CD-1 (567) East Fraser Lands Waterfront Precinct By-law to permit an additional 41,197 square metres (443,442 square feet) of residential floor area and to increase maximum building heights for social housing, secured market rental housing, strata housing. This application also proposes consequential amendments to the East Fraser Lands Official Development Plan By-law and Utilities Development Cost Levy By-law to deliver a community centre and drainage works.

Applicant: Wesgroup Properties Inc.

Referral: This relates to the report entitled “Text Amendment CD-1 (567) East Fraser Lands Waterfront Precinct: 3480 East Kent Avenue South and 3522 East Kent Avenue South”, 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 Inc., on behalf of Park Lane River District Developments Ltd., the registered owner of the lands located at:
- 3480 East Kent Avenue South [*PID 029-292-298; Lot 37 District Lots 330 and 331 Group 1 New Westminster District Plan EPP31354 Except EPP91177*], and
 - 3522 East Kent Avenue South [*PID 029-292-310; Lot 38 District Lot 331 Group 1 New Westminster District Plan EPP31354*],

to amend CD-1 (567) East Fraser Lands Waterfront Precinct By-law No. 10943, to increase the permitted floor area from 103,917 sq. m (1,118,553 sq. ft.) to 145,114 sq. m (1,561,995 sq. ft.); and to increase maximum building heights to allow additional social housing, secured rental housing, and strata market housing, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law amendment, 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 Boniface Oleksiuk Politano Architects, received October 25, 2021, 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 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 and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT, subject to approval of the amended CD-1 By-law referenced in Recommendation A, the draft amendment to the East Fraser Lands Official Development Plan By-law No. 9393, prepared for the Public Hearing in accordance with Appendix D, of the Report, be approved in principle;
- D. THAT, subject to approval of the amended CD-1 By-law referenced in Recommendation A, the draft amendment to the Vancouver Utilities Development Cost Levy By-law No. 12183, prepared for the Public Hearing in accordance with Appendix E, of the Report, be approved in principle;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the CD-1 By law.

- E. THAT, at the time of enactment of the amended CD-1 By-law referenced in Recommendation A, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval the updated East Fraser Lands Design Guidelines.
- F. THAT Recommendations A to E 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.

Recommendations A, B, C and D are submitted as a package for Council's consideration. Recommendation D must be approved for Recommendations A-C to be approved, and vice versa.

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