

SUMMARY AND RECOMMENDATION

1. CD-1 REZONING: 1063-1075 Barclay Street

Summary: To rezone 1063-1075 Barclay Street from RM-5B (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 47-storey residential building with 87 social housing units and 285 strata-titled residential units. A building height of 139.2 m (456.7 ft.) and a floor space ratio (FSR) of 19.10 are proposed.

Applicant: IBI Architects

Referral: This relates to the report entitled “CD-1 Rezoning: 1063-1075 Barclay Street”, dated November 22, 2022, (“Report”), referred to Public Hearing at the Council Meeting of December 6, 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 IBI Architects, on behalf of:

- GL001 Nominee Ltd., the registered owner of the lands located at 1063-1069 Barclay Street [*Strata Lots 1 to 4 District Lot 185 Group 1 New Westminster District Strata Plan BCS212 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V; PIDs 025-576-992, 025-577-000, 025-577-018, and 025-577-026, respectively*] and
- Barclay Thurlow Property Inc., BC1068488, the registered owner of the lands located at 1075 Barclay Street [*Strata Lots 1 to 36 District Lot 185 Strata Plan VR 2702 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1; PIDs 016-222-806, 016-222-814, 016-222-822, 016-222-831, 016-222-849, 016-222-857, 016-222-873, 016-222-890, 016-222-903, 016-222-920, 016-222-938, 016-222-946, 016-222-954, 016-222-962, 016-222-971, 016-222-989, 016-222-997, 016-223-004, 016-223-012, 016-223-021, 016-223-047, 016-223-055, 016-223-063, 016-223-071, 016-223-080, 016-223-101, 016-223-110, 016-223-128, 016-223-136, 016-223-144, 016-223-161, 016-223-179, 016-223-187, 016-223-209, 016-223-217, and 016-223-233, respectively*],

to rezone the lands from RM-5B (Multiple Dwelling) District to CD-1 (Comprehensive Development) District and increase the permitted floor area from 4,421.7 sq. m to 30,646.4 sq. m (47,594.3 sq. ft. to 329,875 sq. ft.), the building height from 58.0 m to 139.2 m (190.3 ft. to 456.7 ft.), and the floor space ratio (FSR) from 2.75 to 19.10, to permit the development of a 47-storey residential building with 87 social housing units and 285 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 IBI Architects, received June 15, 2020 and an addendum received August 19, 2022, provided 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 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.

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