

SUMMARY AND RECOMMENDATION

2. CD-1 REZONING: 5562-5688 Manson Street

Summary: To rezone 5562-5688 Manson Street from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of two 18-storey buildings with 392 secured-rental units, of which 20% of the floor area is secured as below-market rental units, and a 37-space childcare facility. A building height of 56.0 m (184 ft.) and a floor space ratio (FSR) of 6.0 are proposed.

Applicant: Oakridge Multi-family Limited Partnership

Referral: This relates to the report entitled “CD-1 Rezoning: 5562-5688 Manson 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 Oakridge Multi-family Limited Partnership, on behalf of:

- 1119195 B.C. Ltd., the registered owner of the lands located at 5562, 5628 and 5688 Manson Street [*Lots 16, 19, and 21 of Block 873 District Lot 526 Plan 8664; PIDs 009-973-575, 009-973-648, and 009-973-681 respectively*]; and
- 1265995 B.C. Ltd., the registered owner of the lands located at 5588, 5608, and 5656 Manson Street [*Lots 17, 18, and 20 of Block 873 District Lot 526 Plan 8664; PIDs 009-973-605, 009-973-621, 009-973-664 respectively*];

to rezone the lands from RS-1 (Residential) to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.7 to 6.0 and the building height from 10.7 m (35.1 ft.) to 56.0 m (183.7 ft.) and to 64.3 m (211.0 ft.) for a rooftop amenity, to permit the development of two 18-storey rental residential buildings with a 37-space childcare facility, including 392 secured-rental units, of which 20% of the residential floor area will be secured as below-market rental 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 in plans by DA Architects + Planners, received October 12, 2021, 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 subject to approval of the CD-1 By-law, the Subdivision By-law be amended to include this CD-1 in Schedule B, 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 Subdivision By-law at the time of enactment of the new 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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