

SUMMARY AND RECOMMENDATION

1. CD-1 REZONING: 3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue

Summary: To rezone 3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a three-storey B.C. Children's Hospital complex care transition facility and a single-storey 74-space childcare facility. A height of 16.5 m (54 ft.) for the complex care facility and a height of 5.5 m (18 ft.) for the childcare facility are proposed, along with a total floor space ratio (FSR) of 0.70.

Applicant: Provincial Health Services Authority

Referral: This relates to the report entitled "CD-1 Rezoning: 3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue", 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 Provincial Health Services Authority, on behalf of British Columbia's Children's Hospital Foundation (Inc. No. S0073353), the registered owner of the lands located at 3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue [*Legal Description: PID 006-798-128; Lot 2 Block F Section 44 Town of Hastings Suburban Lands Plan 11660*] to rezone from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase building height from 10.7 m (35 ft.) to 16.5 m (54 ft.) to permit the development of a three-storey B.C. Children's Hospital complex care transition facility to support children and youth, 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 DIALOG, received January 6, 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 enactment of the CD-1 By-law, the Subdivision By-law be amended 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 CD-1 By-law.

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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