

SUMMARY AND RECOMMENDATION

4. CD-1 REZONING: 6151-6261 Granville Street and 1511 West 47th Avenue

Summary: To rezone 6151-6261 Granville Street and 1511 West 47th Avenue from RS-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey Community Care Facility – Class B with 226 units. A building height of 30.3 m (99 ft.) and a floor space ratio (FSR) of 2.80 are proposed.

Applicant: Intracorp Project Ltd.

Referral: This relates to the report entitled “CD-1 Rezoning: 6151-6261 Granville Street and 1511 West 47th Avenue”, dated December 20, 2022, (“Report”), referred to Public Hearing at the Council Meeting of January 17, 2023.

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 Intracorp Project Ltd., on behalf of Amica Seniors Granville Inc., the registered owner of the lands located at 6151-6261 Granville Street and 1511 West 47th Avenue [*Lots 15, 14, 13, 12, 11, 10, and 9 of Block 5 of Block 3 District Lot 526 Plan 5701; PIDs 011-086-076, 011-086-050, 011-086-033, 011-086-017, 011-085-983, 005-610-362, and 011-085-941, respectively*] to rezone the lands from RS-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum density from a maximum floor area of 604 sq. m to a maximum floor space ratio of 2.8 and the maximum building height from 10.7 m (35 ft.) to 27.0 m (89 ft.) and to 30.3 m (99 ft.) for the portion with rooftop amenity, to permit the development of a six-storey, 226-unit Community Care Facility – Class B, 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 RHA Architects, received November 29, 2021, provided that 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 of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Report.

- 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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