

SUMMARY AND RECOMMENDATION

5. CD-1 REZONING: 2518-2540 Grandview Highway South

Summary: To rezone 2518-2540 Grandview Highway South from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing 64 social housing units. A building height of 22.0 m (72 ft.) and a floor space ratio (FSR) of 2.30 are proposed.

Applicant: General Manager of Arts, Culture and Community Services

Referral: This relates to the report entitled “CD-1 Rezoning: 2518-2540 Grandview Highway South”, dated November 22, 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 the General Manager of Arts, Culture and Community Services, on behalf of the City of Vancouver, the registered owner of the lands located at:

- 2518 Grandview Highway South [*PID 006-908-306; Lot 5 Block T Section 45 Town of Hastings Suburban Lands Plan 11660*]; and
- 2538-2540 Grandview Highway South [*PID 002-625-911; Lot 4 Block T Section 45 Town of Hastings Suburban Lands Plan 11660*];

to rezone the lands from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 2.30 and increase the maximum building height from 9.2 m (30 ft.) to 22.0 m (72 ft.) to permit the development of a six-storey residential building containing a total of 64 social housing 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 S2 Architecture, received April 20, 2022, provided 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 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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