

## SUMMARY AND RECOMMENDATION

**3. CD-1 REZONING: 103-111 North Templeton Drive and 2185 Oxford Street**

**Summary:** To rezone 103-111 North Templeton Drive and 2185 Oxford Street from RM-3A (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing 36 secured-market rental units. A building height of 21.1 m (69.2 ft.) and a floor space ratio (FSR) of 2.40 are proposed.

**Applicant:** 1114747 B.C. Ltd.<sup>1</sup>

**Referral:** This relates to the report entitled “CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street”, dated January 31, 2023, (“Report”), referred to Public Hearing at the Council Meeting of February 14, 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 1114747 B.C. Ltd., the registered owner of the lands located at 103-111 North Templeton Drive and 2185 Oxford Street [*Lots 12 and 13 Block 15 District Lot 184 Plan 178; PIDs 007-150-164 and 010-514-830 respectively*] to rezone the lands from RM-3A (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio from 1.0 to 2.40 and the maximum building height from 10.7 m (35.1 ft.) to 21.1 m (69.2 ft.), to permit a six-storey building containing 36 secured-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 by Stuart Howard Architects Inc. received on December 10, 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 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, the General Manager of Planning,

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<sup>1</sup> Represented by Qwid Capital

Urban Design and Sustainability, and the General Manager of Arts, Culture and Community Services.

- 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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