

SUMMARY AND RECOMMENDATION

2. CD-1 REZONING: 4065 Victoria Drive (Cedar Cottage Neighbourhood House)

Summary: To rezone 4065 Victoria Drive (Cedar Cottage Neighbourhood House) from RS-1A (Residential) District to CD-1 (Comprehensive Development) District, to permit a three-storey replacement and expansion of the non-profit owned Cedar Cottage Neighbourhood House and associated facilities. A height of 13.9 m (46 ft.) and a floor space ratio (FSR) of 1.41 are proposed.

Applicant: DA Architects + Planners

Referral: This relates to the report entitled “CD-1 Rezoning: 4065 Victoria Drive (Cedar Cottage Neighbourhood House)”, dated March 14, 2023, (“Report”), referred to Public Hearing at the Council Meeting of March 28, 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 DA Architects + Planners, on behalf of Association of Neighbourhood Houses of British Columbia, Inc. No. S-36, the registered owner of the lands located at 4065 Victoria Drive:

- *Lots 14 to 15 Except the East 7 feet Block 16 District Lot 352 Plan 1344; PIDs 008-890-595 and 008-890-641 respectively; and*
- *Lots 16 to 17 Block 16 District Lot 352 Plan 1344; PIDs 008-890-706 and 008-890-722 respectively,*

to rezone the lands from RS-1A (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 0.60 to 1.41 and the maximum building height from 10.7 m (35 ft.) to 13.9 m (46 ft.) to permit a three-storey replacement of the Cedar Cottage Neighbourhood House, 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 DA Architects + Planners, received May 12, 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 Recommendation A 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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