

## SUMMARY AND RECOMMENDATION

**5. CD-1 REZONING: 1040-1080 Barclay Street**

**Summary:** To rezone 1040-1080 Barclay Street from RM-5B (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of two towers containing 365 strata-titled residential units, 9,495.8 sq. m (102,212 sq. ft.) of social housing, and a 37-space childcare facility in the West Tower and 636 units of secured-rental of which 20% of the floor area will be below-market rental units in the East Tower. Building heights of 167.6 metres (550 feet) and a floor space ratio (FSR) of 20.7 (West Tower) and 25.0 (East Tower) are proposed.

**Applicant:** Perkins+Will Canada Architects Co.

**Referral:** This relates to the report entitled “CD-1 Rezoning: 1040-1080 Barclay Street”, dated March 28, 2023, (“Report”), referred to Public Hearing at the Council Meeting of April 11, 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 Perkins+Will Canada Architects Co., on behalf of Bosa-Kingswood Properties (Barclay) Inc., the registered owners of:
- 1040 Barclay Street [*The West 1/2 and East 1/2 of Lot 5 Block 7 District Lot 185 Plan 92; PIDs 012-619-949 and 012-619-957 respectively*] and 1060 Barclay Street [*PID 031-181-759; Lot 1 District Lot 185 Group 1 New Westminster District Plan EPP103612*] (East Tower) to rezone the lands from RM-5B to (Comprehensive Development) District CD-1 to increase the floor space ratio (FSR) from 2.75 to 25.0 and height from 58.0 m (190 ft.) to 167.6 m (550 ft.) to permit 60-storey building with 636 units of secured-rental of which 20% of the floor area will be secured as below market rental units, be approved in principle; and
  - 1070-1080 Barclay Street [*Lots 8 and 9 Block 7 District Lot 185 Plan 92; PIDs 013-724-878 and 015-749-908 respectively*] (West Tower) to rezone the lands from RM-5B to (Comprehensive Development) District CD-1 to increase the floor space ratio (FSR) from 2.75 to 20.7 and height from 58.0 m (190 ft.) to 167.6 m (550 ft.) to permit a 57-storey building with 365 strata-titled residential units, a minimum of 9,495.8 sq. m (102,212 sq. ft.) of social housing, a 37-space childcare facility, and commercial space;

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 Perkins+Will Architects, received March 23, 2022 and

supplemental plans received October 7, 2022, 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 and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Report, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, 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 Noise Control By-law at the time of enactment of the CD-1 By-law.

- E. THAT Recommendations A to D 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.

**[CD-1 Rezoning: 1040-1080 Barclay Street]**