

SUMMARY AND RECOMMENDATION

4. CD-1 REZONING: 3132-3150 Rosemont Drive

Summary: To remove 3132-3150 Rosemont Drive from CD-1(72) (Comprehensive Development) District and to rezone the property by creating two new CD-1 (Comprehensive Development) Districts to permit the development of a six-storey residential building with 94 social housing units and retention of the existing community care facility. A height of 20.1 m (66 ft.) and a floor space ratio (FSR) of 2.1 are proposed for the new residential building. A height of 7.3 m (24 ft.) and a floor space ratio (FSR) of 0.67 would be permitted for the retained community care facility, matching the existing development.

Applicant: Boni Maddison Architects

Referral: This relates to the report entitled "CD-1 Rezoning: 3132-3150 Rosemont Drive", dated May 16, 2023, ("Report"), referred to Public Hearing at the Council Meeting of May 30, 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 Boni Maddison Architects, on behalf of Kopernik Foundation, the registered owner of the lands located at 3132-3150 Rosemont Drive [PID 007-881-002; Lot 44 District Lot 334 Plan 14240], to rezone the lands to remove the property from CD-1 (72) (Comprehensive Development) District and create two new CD-1 (Comprehensive Development) Districts (CD-1 West and CD-1 East) to permit the development of a six-storey residential building with 94 social housing units and retention of the existing community care facility, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 by-laws, prepared for the Public Hearing in accordance with Appendices A and B of the Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle for CD-1 West, generally as prepared by Boni Maddison Architects, received November 16, 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 D of the Report.

- B. THAT, subject to the enactment of proposed CD-1 West and CD-1 East by-laws, CD-1 (72) By-law No. 4580, be amended to remove 3132-3150 Rosemont generally as set out in Appendix C of the Report;

FURTHER THAT the draft CD-1 (72) by-law amendments, prepared for the Public Hearing in accordance with Appendix C of the Report, be approved in principle.

- C. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix D 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 by-law for CD-1 West, 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.
- D. THAT Recommendations A to C 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: 3132-3150 Rosemont Drive]