

## SUMMARY AND RECOMMENDATION

**5. CD-1 REZONING: 314-328 West Hastings Street**

**Summary:** To rezone 314-328 West Hastings Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit the development of a 12 storey mixed-use building with 128 secured market rental housing units and ground floor commercial space. A height of 32.46 m (106.5 ft.) and a floor space ratio (FSR) of 8.56 are proposed. Two of the existing building facades are proposed be retained.

**Applicant:** Pacific Reach Properties

**Referral:** This relates to the report entitled “CD-1 Rezoning: 314-328 West Hastings Street”, 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 Pacific Reach Properties, on behalf of:

- PR 314 Hastings Holdings Ltd. 8, the registered owner of 314 West Hastings Street [*Lots 7 and 8 Block 26 District Lot 541 Plan 210; PIDs 002-542-129 and 002-542-137, respectively*], and
- PR 322 Hastings Holdings Ltd., Inc. No. BC1223547, the registered owner of 322 West Hastings Street [*PID 015-501-973; Lot 6 Block 26 District Lot 541 Plan 210*], and
- PR 328 Hastings Holdings Ltd., Inc. No. BC122354, the registered owner of 328 West Hastings Street [*PID 004-753-241; Lot 5 Block 26 District lot 541 Plan 210*],

to rezone the lands from DD (Downtown) to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 6.00 to 8.56 to permit the development of a 12-storey, mixed-use building containing 128 secured market rental units, with at-grade commercial uses, 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 Atelier Pacific Architecture Inc., received April 28, 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 in principle of the rezoning, the existing buildings known as the Tip Top Tailors Building at 314 West Hastings Street [*Lots 7 and 8 Block 26 District Lot 541 Plan 210; PIDs 002-542-137 and 002-542-129, respectively*] and the J.B Mathers Real Estate Building at 328 West Hastings Street [*Lots 5 and 6 Block 26 District Lot 541 Plan 210; PIDs 004-753-241 and 015-501-973, respectively*] (the "heritage buildings") be added to the Vancouver Heritage Register in the 'B' evaluation category.
- D. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C of the Report, be approved.
- E. 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.

- F. THAT Recommendations A to E 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: 314-328 West Hastings Street]**