

SUMMARY AND RECOMMENDATION

3. CD-1 REZONING: 618 West 32nd Avenue

Summary: To rezone 618 West 32nd Avenue from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey, strata-titled residential building. A height of 21.7 m (71 ft.) with additional height for a rooftop amenity and a floor space ratio (FSR) of 2.45 are proposed.

Applicant: Liveable City Planning Ltd.

Referral: This relates to the report entitled "CD-1 Rezoning: 618 West 32nd Avenue", dated May 16, 2023, ("Report"), referred to Public Hearing at the Council Meeting of June 13, 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 Liveable City Planning Ltd., on behalf of 618 West 32nd Holdings Ltd., the registered owner of the land located at 618 West 32nd Avenue [*PID 008-150-401; Lot 6 Block 819 District Lot 526 Plan 7221*] to rezone the land from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, for a six-storey strata-titled residential building containing 25 units, and increase the floor space ratio (FSR) from 0.70 to 2.45 and the maximum building height from 10.7 m (35 ft.) to 21.7 m (71 ft.) to the top of the parapet and 25.4 m (83 ft.) to the top of the rooftop amenity and appurtenances, 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 Iredale Architecture, received April 18, 2022, provided that 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 subject to approval of the CD-1 By-law, the Subdivision By-law be amended, 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 Subdivision By-law at the time of enactment of the CD-1 By-law.

- 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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