

SUMMARY AND RECOMMENDATION

2. CD-1 REZONING: 1510 West 71st Avenue and 8733 Granville Street

Summary: To rezone 1510 West 71st Avenue and 8733 Granville Street from C-2 (Commercial) District and RM-3A (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building, with commercial space at-grade and 74 secured market rental units. A height of 22.0 m (72 ft.) and a floor space ratio (FSR) of 3.38 are proposed.

Applicant: Gradual Architecture Inc

Referral: This relates to the report entitled "CD-1 Rezoning: 1510 West 71st Avenue and 8733 Granville Street", dated October 3, 2023 ("Report"), referred to Public Hearing at the Council Meeting of October 17, 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 Gradual Architecture Inc. on behalf of:

- 338888 (Granville) Holdings Ltd., the registered owners of 1510 West 71st Avenue [*PID 025-626-680; Lot A Block E District Lot 318 Group 1 New Westminster District Plan BCP4778*], and
- 339999 Granville Holdings Ltd., the registered owners of 8733 Granville Street [*Lots 4 and 5, Except the East 17 Feet and the West 4 Feet, Now Highways Block E District Lot 318 Plan 3022; PIDs 013-241-494 and 013-241-524 respectively*],

to rezone the lands from RM-3A (Residential) and C-2 (Commercial) Districts to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 1.00 and 3.50 to 3.38 and the building height from 10.7 m (35.1 ft.) to 22.0 m (72 ft.), to permit the development of a six-storey mixed-use building containing 74 secured rental units, 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 Gradual Architecture Inc., received November 10, 2022 with revisions received January 27, 2023, provided 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.

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