

SUMMARY AND RECOMMENDATION

4. CD-1 REZONING: 3231-3245 Fraser Street and 675 East 17th Avenue

Summary: To rezone 3231-3245 Fraser Street and 675 East 17th Avenue from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 14-storey mixed-use building with a partial 15th floor rooftop amenity area, with commercial at-grade and 110 secured rental housing units, of which 20% of the residential floor area will be secured as moderate income units, over three levels of underground parking. A floor space ratio of 6.9 and a maximum building height of 45.5 m (149 ft.) with additional height to 47.5 m (156 ft.) for a partial 15th floor rooftop amenity area are proposed.

Applicant: Anthem Fraser Developments LP

Referral: This relates to the report entitled "CD-1 Rezoning: 3231-3245 Fraser Street and 675 East 17th Avenue", 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 Anthem Fraser Developments LP, on behalf of:

- Anthem Fraser Developments Ltd., the registered owner of the lands located at 3231-3233 Fraser Street [*PID 015-612-805; The North 1/2 of Lot 9 Block 92 District Lot 301 Plan 187*], and
- Mercer Properties (Fraser 17) Inc., the registered owner of the lands located at:
 - 3237 Fraser Street [*PID 015-612-813; The South 1/2 of Lot 9 Block 92 District Lot 301 Plan 187*],
 - 3245 Fraser Street [*PID 015-612-856; The North 1/2 of Lot 10 Block 92 District Lot 301 Plan 187*], and
 - 675 East 17th Avenue [*PID 015-612-864; The South 1/2 of Lot 10 Block 92 District Lot 301 Plan 187*],

to rezone a consolidation of the above properties from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 3.5 to 6.9 and the maximum building height from 22.0 m (72 ft.) to 45.5 m (149.3 ft.) to permit the development of a 14-storey mixed-use building, and a maximum of 47.5 m (155.8 ft.) to accommodate a partial 15th floor rooftop amenity area, containing 110 secured rental housing units, of which 20% of the residential floor area will be secured as moderate income units, with commercial space on the ground floor 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 BHA Architecture Inc., received January 5, 2023, 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 new 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 the 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 through 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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