

SUMMARY AND RECOMMENDATION

3. CD-1 REZONING: 3352-3386 Vanness Avenue and 3347 Clive Avenue

Summary: To rezone 3352-3386 Vanness Avenue and 3347 Clive Avenue from CD-1(201) (Comprehensive Development) District and CD-1(218) (Comprehensive Development) District to CD-1 (Comprehensive Development) District, to permit the development of a mixed-use development with a 30-storey (west tower) and a 33-storey (east tower) building connected with a six-storey podium. A total of 679 secured-rental units are proposed, of which 10% of the residential floor area will be secured at below-market rents. Commercial uses are provided on the ground floor along with a 37-space childcare facility. A floor space ratio (FSR) of 11.38 and a maximum height of 96.6 m (317 ft.) with additional height for mechanical appurtenances are proposed.

Applicant: Intracorp Vanness Limited Partnership

Referral: This relates to the report entitled “3352-3386 Vanness Avenue and 3347 Clive Avenue”, dated November 14, 2023, (“Report”), referred to Public Hearing at the Council Meeting of December 12, 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 Intracorp Vanness Limited Partnership, on behalf of the Strata Corporation of 3352-3386 Vanness Avenue Strata Plan LMS992 and the registered owners of the strata lots in Strata Plan LMS922, and the registered owner of 3347 Clive Avenue, as set out in Appendix J of the Report with corresponding lot PIDs and legal descriptions to rezone the consolidated lands at 3352-3386 Vanness Avenue and 3347 Clive Avenue from CD-1(201) (Comprehensive Development) District and CD-1(218) (Comprehensive Development) District to a new CD-1 (Comprehensive Development) District, respectively, to increase the maximum floor space ratio (FSR) from 1.45 and 0.6 respectively to 11.38 and the maximum building height from 35.5 m (120 ft.) and 11.9 m (39 ft.) respectively to 104.9 m (344 ft.), to permit a mixed-use development with 30-storey (west tower) and 33-storey (east tower) buildings connected with a six-storey podium, with 679 secured rental units, of which 10% of the residential floor area will be secured at below market rents, commercial uses on the ground floor and a 37-space turn-key childcare facility for City ownership, 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 Boniface Oleksiuk Politano Architects, received July 28, 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 in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, 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, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Arts, Culture and Community Services.
- C. THAT subject to approval of the new CD-1 By-law, CD-1(218) 3301-3347 Clive Avenue and 3330 Vanness Avenue By-law No. 6321 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 CD-1(218) 3301-3347 Clive Avenue and 3330 Vanness Avenue By-law No. 6321 District at the time of enactment of the CD-1 By-law.

- D. THAT subject to the approval of the new CD-1 By-law, CD-1(201) 3352-3386 Vanness Avenue By-law No. 6272 be repealed, generally as set out in Appendix C of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward the by-law to repeal CD-1(201) 3352-3386 Vanness Avenue By-law No. 6272 District at the time of enactment of the CD-1 By-law.

- E. THAT subject to the approval of the new 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;
- F. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the new CD-1, generally as set out in Appendix C of the Report;

FUTHER 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.

G. THAT Recommendations A and F 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.

[3352-3386 Vanness Avenue and 3347 Clive Avenue]