

SUMMARY AND RECOMMENDATION

4. CD-1 REZONING: 2015 Main Street and 190 East 4th Avenue

Summary: To rezone 2015 Main Street and 190 East 4th Avenue from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of a 25-storey, mixed-use building, including 210 secured-rental housing units, of which 20% of the residential floor area would be secured at below-market rents, and commercial space at grade. A floor space ratio (FSR) of 6.27 and a height of 79.3 metres (260 feet) with additional height for mechanical appurtenances are proposed.

Applicant: Henriquez Partners Architects

Referral: This relates to the report entitled “CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue”, dated November 28, 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 Henriquez Partners Architects, on behalf of 2015 Main Property Inc.¹, the registered owner of the lands located at 2015 Main Street and 190 East 4th Avenue [*PID 030-389-437; Lot A Block 24 District Lot 200A New Westminster District Plan EPP80624*], to rezone the lands from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 3.0 to 6.27 and the maximum building height from 18.3 m (60 ft.) to 79.3 m (260 ft.) with mechanical appurtenances permitted up to a maximum of 3.6 m (12 ft.) above the permitted building height, to permit the development of a 25-storey, mixed-use building containing 210 secured-rental housing units, of which 20% of the residential floor area will be secured as below-market rental 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 Henriquez Partners Architects, received September 29, 2022, with an addendum received September 13, 2023 with communal balconies, subject to the Conditions of Approval described in Part 1 of Appendix B of the Report, including the design and development conditions to provide for private outdoor space, and provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

¹Represented by Westbank Projects Corp.

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 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 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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