

## SUMMARY AND RECOMMENDATION

**3. CD-1 Rezoning: 2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and 2105-2291 Skeena Street (Skeena Terrace)**

**Summary:** To rezone 2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and 2105-2291 Skeena Street (Skeena Terrace) from CD-1 (Comprehensive Development) District to a new CD-1 (Comprehensive Development) District, to permit a multi-phased, mixed-use development for Skeena Terrace, with a total gross floor area of 148,749 sq. m (1,601,119 sq. ft.) contained in buildings ranging in height from four to 36 storeys. The proposal includes 1,928 social housing units, commercial uses, a 74-space childcare facility and community space.

**Applicant:** Perkins & Will Architects Canada

**Referral:** This relates to the report entitled “CD-1 Rezoning: 2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and 2105-2291 Skeena Street (Skeena Terrace)”, dated January 23, 2024, (“Report”), referred to Public Hearing at the Council Meeting of February 6, 2024.

**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 Perkins & Will Architects Canada, on behalf of Provincial Rental Housing Corporation (“PRHC”), the registered owner of the lands located at 2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and 2105-2291 Skeena Street [*Lots A and B Block 2 North East ¼ of Section 38 Town of Hastings Suburban Lands Plan 11095; PIDs 009-161-031 and 009-161-074 respectively*] to rezone the lands from CD-1(11B) to a new CD-1 (Comprehensive Development) District to permit a multi-phased mixed-use development with a total gross floor area of 148,749 sq. m (1,601,119 sq. ft.), building heights ranging from four to 36 storeys and commercial, residential and community uses, 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 Perkins & Will Architects Canada, received April 24, 2023 with revisions submitted on November 8, 2023, 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 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 the approval of the new CD-1 By-law, CD-1(11B) 3476 East 5th Avenue By-law No. 3900 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(11B) 3476 East 5th Avenue By-law No. 3900 District at the time of enactment of the new CD-1 By-law.

- D. 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.
- E. 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.

- F. THAT subject to approval in principle of the rezoning, the General Manager of Planning, Urban Design and Sustainability be instructed to prepare the Skeena Terrace Design Guidelines, generally as presented in Appendix D of the Report, for adoption, at the time of enactment of the zoning by-law.

- G. THAT Recommendations A to 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.

**[CD-1 Rezoning: 2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and 2105-2291 Skeena Street (Skeena Terrace)]**