

## SUMMARY AND RECOMMENDATION

**6. CD-1 REZONING: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street**

**Summary:** To rezone 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey, 232-unit Community Care Facility. A floor space ratio (FSR) of 2.70 and a height of 26.0 m (85 ft.) with additional height for a rooftop amenity are proposed.

**Applicant:** Intracorp Projects Ltd.

**Referral:** This relates to the report entitled "CD-1 Rezoning: 3329-3429 West 41st Avenue and 5649-5683 Blenheim Street", dated February 27, 2024, ("Report"), referred to Public Hearing at the Council Meeting of March 12, 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 Intracorp Projects Ltd., on behalf of Amica Seniors Dunbar Inc, the registered owner of the lands located at
- 3329 West 41st Avenue [*PID 004-188-993; The East 48 Feet of Lot 9 Blocks 6 and 7 District Lot 2027 Plan 2070*],
  - 3339 West 41st Avenue [*PID 005-163-196; The East 26 Feet of Lot 8 Blocks 6 and 7 District Lot 2027 Plan 2070; and PID 005-163-200; Lot 9, Except the East 48 Feet, Blocks 6 and 7 District Lot 2027 Plan 2070*],
  - 3355 West 41st Avenue [*PID 014-061-040; Lot 8 Except the East 26 Feet Blocks 6 and 7 District Lot 2027 Plan 2070*],
  - 3369 West 41st Avenue [*PID 014-061-015; Amended Lot 7 (see 178322L) Blocks 6 and 7 District Lots 2027 Plan 2070*],
  - 3389 West 41st Avenue [*PID 013-192-124; Re-Amended Lot 6 (see 184584L) Blocks 6 and 7 District Lot 2027 Plan 2070*],
  - 3403 West 41st Avenue [*PID 014-059-584; Lot 5 Blocks 6 and 7 District Lot 2027 Plan 2070*],
  - 3429 West 41st Avenue [*PID 008-851-549; Lot 4 Blocks 6 and 7 District Lot 2027 Plan 2070*],
  - 5649 Blenheim Street [*PID 014-061-058; Lot 10, Except the East 7 Feet Now Road, Blocks 6 and 7 District Lot 2027 Plan 2070*], and
  - 5683 Blenheim Street [*PID 005-634-644; Lot 11 Except the South 17 Feet and the East 7 Feet, Now Highways Blocks 6 and 7 District Lot 2027 Plan 2070*],

to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.70 to 2.70 and the maximum building height from 11.5 m (38 ft.) to 26.0 m (85 ft.), with

additional height for a rooftop amenity, to permit the development of a six-storey, 232-unit Community Care Facility – Class B, 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 RH Architects, received December 13, 2022, with an addendum received July 28, 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 of the CD-1 By-law, the Subdivision By-law 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 the Subdivision By-law at the time of enactment of the CD-1 By-law.

- C. THAT Recommendations A and B 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.

**[3329-3429 West 41st Avenue and 5649-5683 Blenheim Street]**