

SUMMARY AND RECOMMENDATION

1. CD-1 Rezoning: 1805 Victoria Drive

Summary: To rezone 1805 Victoria Drive from RT-5 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a four-storey building, containing a two-storey firehall with five truck bays, and two-storeys of office space above, to be occupied by Vancouver Fire and Rescue Services. A floor space ratio (FSR) of 2.0 and a maximum height of 20.9 m (69 ft.) are proposed.

Applicant: HCMA Architecture and Design

Referral: This relates to the report entitled “CD-1 Rezoning: 1805 Victoria Drive”, dated April 9, 2024, (“Report”), referred to Public Hearing at the Council Meeting of April 23, 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 HCMA Architecture and Design, on behalf of the City of Vancouver, the registered owner of the lands located at 1805 Victoria Drive [*Lots A to C of Lot B Block 144 District Lot 264A Plan 9687; PIDs 009-479-741, 009-479-759, 009-479-767 respectively*], to rezone the lands from RT-5 (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.6 to 2.0 and the building height from 10.7 m (35 ft.) to 20.9 m (69 ft.), to permit a four-storey building containing a firehall and office space for the Vancouver Fire and Rescue Services, 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 HCMA Architecture and Design received October 13, 2023, provided 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 Recommendation A 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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