

SUMMARY AND RECOMMENDATION

5. CD-1 REZONING: 130-150 West Broadway and 2520 Columbia Street

Summary: To rezone 130-150 West Broadway and 2520 Columbia Street from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit a mixed-use development with 28-storey and 21-storey buildings connected with a single-storey podium, with 514 secured rental units, commercial uses and a 37-space turn-key childcare facility for City ownership. A floor space ratio (FSR) of 8.5 and a building height of 89.9 m (295 ft.) with additional height for a rooftop amenity space or mechanical appurtenances are proposed.

Applicant: Arcadis

Referral: This relates to the report entitled "CD-1 Rezoning: 130-150 West Broadway and 2520 Columbia Street", 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 Arcadis, on behalf 130 West Broadway Investments Inc., the registered owner of the lands at 130-150 West Broadway and 2520 Columbia Street [*PID 019-044-372; Lot F Block 25 District Lot 302 Plan LMP19739*], to rezone from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 3.0 to 8.5 and the maximum building height from 9.2 m (30 ft.) to 89.9 m (295 ft.) with additional height for the portion with rooftop amenity, to permit a mixed-use development with 28-storey (west tower) and 21-storey (east tower) buildings connected with a single-storey podium, with 514 secured rental units, commercial uses and a 37-space turn-key childcare facility for City ownership, 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 Arcadis, received November 30, 2022 and resubmission plans received October 11, 2023 and November 22, 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 approval of the 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.
- 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.

[CD-1 REZONING: 130-150 West Broadway and 2520 Columbia Street]