

## SUMMARY AND RECOMMENDATION

**5. CD-1 REZONING: 2096 West Broadway and 2560-2576 Arbutus Street**

**Summary:** To rezone 2096 West Broadway and 2560-2576 Arbutus Street from C-3A (Commercial) District and C-8 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 30-storey mixed-use building, with 260 rental units, of which 20% would be secured at below-market rents, and commercial uses. A floor space ratio (FSR) of 11.3 and a height of 90.8 m (298 ft.) are proposed.

**Applicant:** PCI Developments

**Referral:** This relates to the report entitled “CD-1 Rezoning: 2096 West Broadway and 2560-2576 Arbutus Street”, dated June 11, 2024, (“Report”), referred to Public Hearing at the Council Meeting of June 25, 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 PCI Developments, on behalf of:

- South Coast British Columbia Transportation Authority (“Translink”), the registered owner of 2096 West Broadway [*Lot 1 and the West 1/2 of Lot 2 Block 345 District Lot 526 Plan 590; PIDs 015-187-829 and 015-187-837*],
- 2560 Arbutus Holdings Corp., the registered owner of 2560-2576 Arbutus Street [*PID 014-191-440; Lot E (See 624688L) Block 345 District Lot 526 Plan 1949*],

to rezone the lands from C-3A (Commercial) District and C-8 (Commercial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 3.0 and 2.25 to 11.3 and the maximum building height from 9.2 m (30 ft.) and 12.2 m (40 ft.) respectively to 90.8 m (298 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 30-storey mixed use building containing 260 rental housing units, of which 20% of the residential floor area will be secured as below market rental units, and commercial 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 Musson Cattell Mackey Partnership, received June 21, 2023, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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 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.

- 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: 2096 West Broadway and 2560-2576 Arbutus Street]**