

SUMMARY AND RECOMMENDATION

3. CD-1 REZONING: 975 West 57th Avenue

Summary: To rezone 975 West 57th Avenue from R1-1 (Residential Inclusive) to CD-1 (Comprehensive Development) District, to permit the development of a 19-storey residential strata building with 143 units and a six-storey mixed-use rental building with 47 units and a 37-space childcare facility. A floor space ratio (FSR) of 3.14 and heights of 22.7 m (75 ft.) and 59.4 m (195 ft.), with additional height for rooftop amenity spaces, are proposed.

Applicant: GBL Architects Inc.

Referral: This relates to the report entitled “CD-1 Rezoning: 975 West 57th Avenue”, dated June 25, 2024, (“Report”), referred to Public Hearing at the Council Meeting of July 9, 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 GBL Architects Inc. on behalf of 1051993 B.C. LTD.¹, the registered owner of the lands located at 975 West 57th Avenue [*PID 025-372-351; Lot 1 District Lot 526 Group 1 New Westminster District Plan LMP53218*], 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 3.14 and the maximum building height from 10.75 m (35 ft.) to 22.7 m (75 ft.) (sub-area A) and 59.4 m (195 ft.) (sub-area B) to permit the development of a 19-storey strata-titled residential building with 143 units and a six-storey mixed-used building with 47 rental residential units and a 37-space childcare, 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 GBL Architects Inc., received October 27, 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

¹ Beneficially owned and controlled by Tria Homes

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 Subdivision By-law be amended to include this CD-1 in Schedule B, 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 new CD-1 By-law.

- D. THAT Recommendations A through C 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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