

SUMMARY AND RECOMMENDATION

3. CD-1 REZONING: 1960 West 7th Avenue

Summary: To rezone 1960 West 7th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey residential building containing 183 rental units, and at least 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 6.50 and a height of 61 m (200 ft.), with additional height for rooftop amenity space, are proposed.

Applicant: Gracorp Properties LP

Referral: This relates to the report entitled "CD-1 Rezoning: 1960 West 7th Avenue", dated October 8, 2024, ("Report"), referred to Public Hearing at the Council Meeting of October 22, 2022.

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 Gracorp Properties LP, on behalf of Kitsilano East Development Holdings Ltd., the registered owner of the lands located at 1960 West 7th Avenue [*Lots 4 to 6 Block 306 District Lot 526 Plan 590; PIDs 004-623-011, 004-623-037 and 004-623-045 respectively*], to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.45 to 6.50 and the maximum building height from 10.7 m (35 ft.) to 61 m (200 ft.), plus additional height for rooftop amenity, to permit the development of a 20-storey residential rental building, with 20% of the residential floor area for below-market rental units, 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 December 11, 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 Recommendations A to 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.