

SUMMARY AND RECOMMENDATION

**2. CD-1 TEXT AMENDMENT: 8 East Broadway
(Formerly 2-24 East Broadway and 2520 Ontario Street)**

Summary: To amend CD-1 (826) By-law, to permit the development of a 21-storey mixed-use building, with commercial space on the ground floor, a private 37-space childcare facility, and 168 rental units. A floor space ratio (FSR) of 8.50 and a height of 62.0 m (203 ft.), with additional height for rooftop amenity space, are proposed.

Applicant: Chard Development Ltd.

Referral: This relates to the report entitled “CD-1 Text Amendment: 8 East Broadway (Formerly 2-24 East Broadway and 2520 Ontario Street)”, dated October 29, 2024, (“Report”), referred to Public Hearing at the Council Meeting of November 12, 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 Chard Development Ltd., on behalf of Brontario Properties Inc., the registered owner of the lands at 8 East Broadway (formerly 2-24 East Broadway and 2520 Ontario Street) [*PID 031-721-231; Lot A Block 27 District Lot 302 Group 1 New Westminster District Plan EPP121271*], to amend the text of CD-1 (826) (Comprehensive Development) District By-law No. 13478 to increase the maximum floor space ratio (FSR) from 7.50 to 8.50 and the maximum building height from 45.1 m (148 ft.) to 62.0 m (203 ft.), with additional height for the portion with rooftop amenity, to permit the development of a 21-storey mixed-use rental building containing commercial uses and a private childcare facility, 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 August 15, 2023 and resubmission plans received April 10, 2024 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 Recommendations A and 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.

[CD-1 Text Amendment: 8 East Broadway (Formerly 2-24 East Broadway and 2520 Ontario Street)]