

SUMMARY AND RECOMMENDATION

1. CD-1 REZONING: 1434-1456 West 8th Avenue

Summary: To rezone 1434-1456 West 8th Avenue from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 25-storey mixed-use building containing 154 rental units, of which 20% of the residential floor space will be for below-market rental units, with commercial space on the ground floor and second level. A floor space ratio (FSR) of 8.0 and a height of 77.8 m (255 ft.), with additional height for rooftop amenity and mechanical appurtenance spaces, are proposed.

Applicant: PCI Developments

Referral: This relates to the report entitled “CD-1 Rezoning: 1434-1456 West 8th Avenue”, dated November 26, 2024, (“Report”), referred to Public Hearing at the Council Meeting of December 10, 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:

- 1434 West Eighth Nominee Corp., the registered owner of the lands located at 1434 West 8th Avenue [*Lots 22 and 23, Except (A) Part in Plan 4379 and (B) Part in Explanatory Plan 5167, Block 331 District Lot 526 Plan 590; PIDs 015-201-309 and 015-201-333 respectively*], and
- 1456 West Eighth Nominee Corp., the registered owner of the lands located at 1456 West 8th Avenue [*PID 030-624-665; Lot A District Lot 526 Group 1 New Westminster District Plan EPP86917*],

to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 3.0 to 8.0 and the maximum building height from 9.2 m (30 ft.) to 77.8 m (255 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 25-storey mixed-use building containing 154 rental units, of which 20% of the residential floor area will be for below-market rental units, with commercial space on the ground floor and second level, 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 September 21, 2023 and supplemental plans received March 19, 2024, 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 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.

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