

SUMMARY AND RECOMMENDATION

1. CD-1 REZONING: 282 West 49th Avenue (Langara Family YMCA)

Summary: To rezone 282 West 49th Avenue from CD-1 (103) (Comprehensive Development) District to a new CD-1 (Comprehensive Development) District, to permit the redevelopment of the existing Langara Family YMCA recreational facility to a mixed-use development with three buildings at heights of 8, 33, and 37 storeys, containing 88 social housing units, 308 secured rental units, and 269 strata-titled residential units, with a community centre facility and associated childcare, and ground floor commercial space. A floor space ratio (FSR) of 6.66 and a building height of 119 m (390 ft.), with additional height for amenity space or mechanical appurtenances, are proposed.

Applicant: Musqueam Capital Corp.

Referral: This relates to the report entitled “CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)”, dated January 7, 2025, (“Report”), referred to Public Hearing at the Council Meeting of February 4, 2025.

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 Musqueam Capital Corp., on behalf of YMCA BC Properties Foundation, the registered owner of the lands located at 282 West 49th Avenue [*PID 007-595-573; Lot 4 Block 1165 District Lot 526 Plan 16033*], to rezone the lands from CD-1 (103) By-law to a new CD-1 (Comprehensive Development) District to permit a mixed-use development with a total floor area of 53,928 sq. m (580,472 sq. ft.); building heights of 8, 33 and 37 storeys; and residential, retail, service, institutional and cultural and recreational 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 Boniface Oleksiuk Politano Architects, received September 9, 2024;

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(s) 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(s) 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 subject to the enactment of proposed new CD-1 By-law, CD-1 (103) be amended to remove 282 West 49th Avenue generally as set out in Appendix C of the Report.

FURTHER THAT the draft CD-1 (103) by-law amendments, prepared for the Public Hearing in accordance with Appendix C of the Report, be approved in principle.

- F. THAT Recommendations A through E 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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