

SUMMARY AND RECOMMENDATION

4. CD-1 REZONING: 210-220 West 6th Avenue and 2224 Alberta Street

Summary: To rezone 210-220 West 6th Avenue and 2224 Alberta Street from I-1 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the retention of a Vancouver Heritage Register listed building (Alma Court), and the development of a 10-storey mixed-use building, with industrial, office, and retail uses. A floor space ratio (FSR) of 6.60 and a height of 46.1 m (151 ft.), with additional height for rooftop amenity space and mechanical appurtenances, are proposed.

Applicant: PC Urban Properties

Referral: This relates to the report entitled “CD-1 Rezoning: 210-220 West 6th Avenue and 2224 Alberta Street”, dated January 7, 2025, (“Report”), referred to Public Hearing at the Council Meeting of January 21, 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 PC Urban Properties, on behalf of Nicola 6th and Alberta Nominee Inc., the registered owners of the lands located at:
- 210 West 6th Avenue [*The East 33 Feet of Lot 4 Block 15 District Lot 302 Plan 5832 and Lot A (See 653854L) of Lots 3 and 4 Block 15 District Lot 302 Plan 5832; PIDs 011-067-608 and 011-067-586 respectively*],
 - 220 West 6th Avenue [*The East 33 Feet of Lot 2 Block 15 District Lot 302 Plan 5832 and Lot 3, Except The East 16.5 Feet, Block 15 District Lot 302 Plan 5832; PIDs 004-471-890 and 004-471-954 respectively*], and
 - 2224 Alberta Street [*Lot 1 Block 15 District Lot 302 Plan 5832 and The West 16.5 Feet of Lot 2 Block 15 District Lot 302 Plan 5832; PIDs 011-067-659 and 011-067-667 respectively*],

to rezone the lands from I-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 3.0 to 6.60 and the building height from 30.5 m (100 ft.) to 46.1 m (151 ft.), to permit a 10-storey mixed-use industrial building, 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 Proscenium Architecture + Interiors Inc., received January 9, 2024;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Report.

- B. THAT the heritage designation of exterior facades (“heritage facades”) of Alma Court (the “heritage building”) at 2224 Alberta Street [*Lot 1 Block 15 District Lot 302 Plan 5832 and The West 16.5 Feet of Lot 2 Block 15 District Lot 302 Plan 5832; PIDs 011-067-659 and 011-067-667 respectively*], be approved in principle as protected heritage property;

FURTHER THAT the Director of Legal Services be instructed to prepare and bring forward the Heritage Designation By-law, generally as set out in Appendix C of the Report, prior to enactment of the CD-1 By-law.

- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new 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 this 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 new CD-1 By-law.

- E. THAT subject to approval of the CD-1 By-law, the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law be amended to include this CD-1 in the definition of “mixed-employment (light industrial)”, 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 Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the new CD-1 By-law.

- F. THAT Recommendations A to 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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