

SUMMARY AND RECOMMENDATION

3. CD-1 REZONING: 4910-4950 Willow Street

Summary: To rezone 4910-4950 Willow Street from R1-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 14-storey institutional building, with 75 units for temporary accommodation for medical care. A floor space ratio (FSR) of 3.78 and a height of 55.8 m (183 ft.), are proposed.

Applicant: Michael Green Architecture

Referral: This relates to the report entitled "CD-1 Rezoning: 4910-4950 Willow Street", dated January 21, 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 Michael Green Architecture on behalf of The Children's Family House Society of B.C., the registered owner of the lands located at 4910-4950 Willow Street [*Lots 1 to 3 Block 837 District Lot 526 Plan 7686; PIDs 010-352-082, 010-352-104 and 010-352-121 respectively*], to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 0.70 to 3.78 and the maximum building height from 11.5 m (38 ft.) to 55.8 m (183 ft.), to permit the development of a 14-storey institutional 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 for the CD-1 By-law, generally as prepared by Michael Green Architecture, received July 12, 2024;

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 Subdivision By-law be amended to include this CD-1 in Schedule B, 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 Subdivision By-law at the time of enactment of the new CD-1 By-law.

- D. THAT subject to approval of the CD-1 By-law, the Vancouver Development Cost Levy By-law and Vancouver Utilities Development Cost Levy By-law be amended to introduce a new use, definition and rate for “temporary accommodation for medical care”, generally as set out in Appendix C of the Report;

- 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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