

SUMMARY AND RECOMMENDATION

2. CD-1 REZONING: 2111 Main Street

Summary: To rezone 2111 Main Street from IC-1 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of a 22- and 24-storey mixed-use building containing 446 rental units, of which 20% of the residential floor area for below-market rental units, with commercial space on the ground floor and a turnkey, cultural amenity space. A floor space ratio (FSR) of 10.05 and a height of 70.4 m (231 ft.), with additional height for rooftop amenity space, are proposed.

Applicant: Musson Cattell Mackey Partnership

Referral: This relates to the report entitled “CD-1 Rezoning: 2111 Main 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 Musson Cattell Mackey Partnership, on behalf of 1333265 B.C. Ltd.¹, the registered owner of the lands located at 2111 Main Street [*Lots 6 to 11, all of Block 30 District Lot 200A Plan 197; PIDs 014-878-194, 014-878-208, 014-878-232, 014-878-241, 014-878-356, and 014-878-364 respectively*], to rezone the lands from IC-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.00 to 10.05 and the maximum building height from 18.3 m (60 ft.) to 70.4 m (231 ft.) with additional height for the rooftop amenity, to permit the development of a 22- and 24-storey mixed-use building containing 446 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, with commercial space and a cultural amenity space, 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 MCMP Architects, received May 3, 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

¹ Represented by Nicola Wealth Real Estate Acquisitions Ltd.

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 this 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 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.

[CD-1 Rezoning: 2111 Main Street]