

SUMMARY AND RECOMMENDATION

4. CD-1 REZONING: 648-680 East Broadway and 2505 Fraser Street

Summary: To rezone 648-680 East Broadway and 2505 Fraser Street from C-2C (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 16-storey mixed-use building, with 137 strata-residential units, of which 20% of the residential floor area for social housing delivered turnkey to the City and commercial space on the ground floor. A floor space ratio (FSR) of 6.0 and a height of 59.0 m (194 ft.), with additional height for rooftop amenity space, are proposed.

Applicant: Wall Financial Corporation

Referral: This relates to the report entitled “CD-1 Rezoning: 648-680 East Broadway and 2505 Fraser 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 Wall Financial Corporation, on behalf of W.F.C. Properties (Broadway) Inc., the registered owner of the lands located at 648-680 East Broadway and 2505 Fraser Street [*PID 032-148-267; Lot A Block 156 District Lot 264A Group 1 New Westminster District Plan EPP134657*], to rezone the lands from C-2C (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 3.0 to 6.0 and the building height from 10.7 m (35 ft.) to 59 m (194 ft.) to permit a 16-storey mixed-use building with additional height for the portion with rooftop amenity, containing 137 strata-residential units, of which a minimum of 20% of the residential floor area or 2,262.1 sq. m (24,349 sq. ft.), whichever is greater, must be used for social housing, with commercial space on the ground floor, 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 Bingham Hill Architects, received March 25, 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 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 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 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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