

SUMMARY AND RECOMMENDATION

2. CD-1 REZONING: 1551-1581 West 7th Avenue

Summary: To rezone 1551-1581 West 7th Avenue from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 21-storey mixed-use building, containing 125 strata-titled residential units, and a replacement and expansion of La Maison de la Francophonie cultural centre. A floor space ratio (FSR) of 8.0 and a height of 69.5 m (228 ft.) are proposed.

Applicant: Canderel West 7th Property Ltd.

Referral: This relates to the report entitled “CD-1 Rezoning: 1551-1581 West 7th Avenue”, dated February 25, 2025 (“Report”), referred to Public Hearing at the Council Meeting of March 11, 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 Canderel West 7th Property Ltd., the registered owner of 1581 West 7th Avenue [*PID: 008-766-827; Lot B Block 290 District Lot 526 Plan 9153*], and on behalf of Société Maison de la francophonie de Vancouver, the registered owner of 1551 West 7th Avenue [*PID: 002-512-785; Lot G Block 290 District Lot 526 Plan 20635*], to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 3.3 to 8.0 and the building height from 9.2 m (30 ft.) to 69.5 m (228 ft.) to permit a 21-storey mixed-use building, containing 125 strata-titled residential units, and a replacement and expansion of La Maison de la Francophonie cultural centre, 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 Acton Ostry Architects Inc., received November 20, 2023;

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 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.

C. 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.

D. THAT Recommendations A to C 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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