

**1. CD-1 (25) Amendment: 3215 Macdonald Street**

**Summary:** To amend CD-1 (25), to permit the development of a five-storey mixed-use building, with commercial space on the ground floor and 22 rental units. A floor space ratio (FSR) of 2.75 and a height of 16.8 m (55 ft.) are proposed.

**Applicant:** Proscenium Architecture and Interiors Inc.

**Referral:** This relates to the report entitled “CD-1 (25) Amendment: 3215 Macdonald Street”, 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 Proscenium Architecture and Interiors Inc., on behalf of Three Putt Investments (MacDonald) Ltd., the registered owner of the land located at 3215 Macdonald Street [*PID 009-123-628; Lot G Block 5 District Lot 139 Plan 11218*] to amend CD-1 (25) (Comprehensive Development) District By-law No. 4076 to increase the maximum floor space ratio (FSR) from 1.20 to 2.75 and the maximum building height to 16.8 m (55 ft.) to permit the development of a five-storey mixed-use building containing approximately 22 rental units 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 Proscenium Architecture and Interiors Inc. received on December 21, 2023,

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 Recommendations A and B 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 (25) Amendment: 3215 Macdonald Street]**