

### 3. CD-1 REZONING: 1364 West 11th Avenue

**Summary:** To rezone 1364 West 11th Avenue from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey residential building containing 178 rental units, of which 20% of the residential floor area will be secured as below-market rental units. A floor space ratio (FSR) of 6.5 and a height of 59.3 m (195 ft.), with additional height for rooftop amenity space, are proposed.

**Applicant:** CCI Trading Group Inc.

**Referral:** This relates to the report entitled "CD-1 Rezoning: 1364 West 11th Avenue", dated April 1, 2025 ("Report"), referred to Public Hearing at the Council Meeting of April 15, 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 CCI Trading Group Inc., on behalf of Wimming Canada Holdings Ltd., the registered owner of the lands located at 1364 West 11th Avenue [*Lots 3 to 5 Block 392 District Lot 526 Plan 1276; PIDs 013-256-769, 013-256-777 and 013-256-793 respectively*], to rezone the lands from RM-3 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.0 to 6.5 and the maximum building height from 36.6 m (120 ft.) to 59.3 m (195 ft.) with additional height for the rooftop amenity, to permit the development of a 20-storey residential building containing 178 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, 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 W.T. Leung Architects Inc., received December 21, 2023, with supplemental drawings on June 28, 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 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 Rezoning: 1364 West 11th Avenue]**