

2. CD-1 REZONING: 325 East 6th Avenue

Summary: To rezone 325 East 6th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 19-storey residential building containing 109 strata-titled units, with 20% of the residential floor area for social housing. A floor space ratio (FSR) of 6.0 and a building height of 61.0 m (200 ft.), with additional height for rooftop amenity space, are proposed.

Applicant: Arcadis Architects (Canada) Inc.

Referral: This relates to the report entitled “CD-1 Rezoning: 325 East 6th Avenue”, dated May 6, 2025 (“Report”), referred to Public Hearing at the Council Meeting of May 20, 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 Arcadis Architects (Canada) Inc., on behalf of W.F.C. Properties (Brunswick) Inc., the registered owner of the lands located at 325 East 6th Avenue [PID 012-145-564; Lot C (*Explanatory Plan 9473*) Block 28 District Lot 200A Plan 197], to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.45 to 6.0 and the maximum building height from 10.7 m (35 ft.) to 61.0 m (200 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 19-storey residential building containing 109 strata-titled residential units, and a minimum of 20% of the total residential floor area, or 2,019.7 sq. m (21,739 sq. ft.), whichever is greater of social housing, 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 Arcadis Architects (Canada) Inc., received May 28, 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 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.

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