

**3. CD-1 REZONING: 1110-1160 West King Edward Avenue**

**Summary:** To rezone 1110-1160 West King Edward Avenue from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey Community Care Facility - Class B containing 169 care facility units. A floor space ratio (FSR) of 3.4 and a height of 28 m (91.9 ft.), are proposed.

**Applicant:** Marcon Developments Ltd.

**Referral:** This relates to the report entitled “CD-1 Rezoning: 1110-1160 West King Edward 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 Marcon Developments Ltd., on behalf of Amica King Ed & Osler Seniors Inc., the registered owners of the lands located at:

- 1160 West King Edward Avenue [*PID 011-073-951; Lot 3 Block 674 District Lot 526 Plan 5767*],
- 1150 West King Edward Avenue [*PID 011-073-969; Lot 4 Block 674 District Lot 526 Plan 5767*],
- 1136 West King Edward Avenue [*PID 011-073-977; Lot 4A Block 674 District Lot 526 Plan 5767*],
- 1122 West King Edward Avenue [*PID 011-073-985; Lot 5 Block 674 District Lot 526 Plan 5767*], and
- 1110 West King Edward Avenue [*PID 011-073-993; Lot 5A Block 674 District Lot 526 Plan 5767*],

to rezone the above properties from R1-1 (Residential Inclusive) to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 0.70 to 3.4 and the maximum building height from 11.5 m (37.7 ft.) to 28 m (91.9 ft.) with additional height for a portion with rooftop amenity, to permit the development of a six-storey, 169-unit Community Care Facility – Class B, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law amendment, 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 Shift Architecture received on March 19, 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 of the CD-1 By-law, the Subdivision By-law be amended, 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 Subdivision By-law at the time of enactment of the CD-1 By-law.

- C. THAT Recommendations A and B be adopted on the following conditions:

- (i) THAT the passage of the above resolution 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: 1110-1160 West King Edward Avenue]**