

4. CD-1 REZONING: 4975-4997 Joyce Street

Summary: To rezone 4975-4997 Joyce Street from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 38-storey, mixed-use building containing 408 rental units, with 10% of the residential floor area for below-market rental units, and commercial space on the ground floor. A floor space ratio (FSR) of 18.9 and a height of 127.2 m (417 ft.), with additional height for rooftop amenity space, are proposed.

Applicant: Sightline Properties Ltd.

Referral: This relates to the report entitled "CD-1 Rezoning: 4975-4997 Joyce Street", 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 Sightline Properties Ltd., on behalf of:

- Bhagwan Sarup Dhir and Usha Rani Dhir, the registered owners of 4997 and 4975 Joyce Street [*Lots 10 and 13 Except the East 7 Feet and the West 10 Feet now highways Block 17, 47 and 48 District Lots 36 and 51 Plan 2620; PIDs 013-585-916 and 013-235-133 respectively*]; and
- Madan Mohan Dhir and Darshna Devi Dhir, the registered owners of 4993 and 4983 Joyce Street [*Lots 11 and 12, Except the East 7 Feet and the West 10 Feet now highways, Block 17, 47 and 48 District Lots 36 and 51 Plan 2620; PIDs 007-625-189 and 013-586-033 respectively*],

to rezone the lands at 4975-4997 Joyce Street from RM-4 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 0.75 to 18.9 and the maximum building height from 10.7 m (35 ft.) to 127.2 m (417 ft.), to permit a 38-storey, mixed-use development, with 408 rental units, of which 10% of the residential floor area will be secured at below-market rents with commercial uses 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 Ciccozzi Architects, received April 2, 2024, and updated March 28, 2025;

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, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Arts, Culture and Community Services.
- C. THAT subject to the approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C of the Report, be approved;
- D. 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;

FUTHER 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.

- E. THAT Recommendations A to D 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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