

2. CD-1 REZONING: 2079-2085 West 5th Avenue

Summary: To rezone 2079-2085 West 5th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 21-storey mixed-use building containing 200 social housing units, with commercial space on the ground floor and a social service centre. A floor space ratio (FSR) of 10.0 and a height of 68.5 m (224 ft.), with additional height for rooftop amenity space, are proposed.

Applicant: Colliers

Referral: This relates to the report entitled “CD-1 Rezoning: 2079-2085 West 5th Avenue”, dated May 20, 2025 (“Report”), referred to Public Hearing at the Council Meeting of June 3, 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, the application by Colliers, on behalf of:

- Glynna Pybus, the registered owner of the lands located at 2079 West 5th Avenue [*PID 015-247-066; Lot 36 Block 245 District Lot 526 Plan 590*], and
- Brightside Community Homes Foundation, the registered owner of the lands located at 2085 West 5th Avenue [*Lots 37 to 40 Block 245 District Lot 526 Plan 590; PIDs 011-780-894, 011-780-908, 011-780-924 and 011-780-941 respectively*],

to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 10.0 and the maximum building height from 10.7 m (35 ft.) to 68.5 m (224 ft.), with additional height for rooftop amenity, to permit a 21-storey mixed-use social housing building, 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 Franci Architecture, received December 13, 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 subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the 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 this CD-1, 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 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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