

SUMMARY AND RECOMMENDATION

5. CD-1 REZONING: 1676 West 11th Avenue

Summary: To rezone 1676 West 11th Avenue from RM-3 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a 19-storey residential building containing 176 market rental units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 6.6 and a height of 61.0 m (200 ft.), with additional height for rooftop amenity space, are proposed.

Applicant: Villa Capri Enterprises Ltd.

Referral: This relates to the report entitled “CD-1 Rezoning: 1676 West 11th Avenue”, dated September 2, 2025 (“Report”), referred to Public Hearing at the Council Meeting of September 16, 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 Villa Capri Enterprises Ltd., the registered owner of the lands located at 1676 West 11th Avenue [*Lots 2 to 4 Block 389 District Lot 526 Plan 1949; PIDs 013-453-505, 013-453-521, and 013-453-556 respectively*], to rezone the lands from RM-3 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.0 to 6.6 and the building height from 36.6 m (120 ft.) to 61 m (200 ft.) to permit a 19-storey residential building, containing 176 market rental 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 20, 2023 and May 26, 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, 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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