

2. CD-1 REZONING: 215-229 East 13th Avenue

Summary: To rezone 215-229 East 13th Avenue from RM-4 (Residential) and R5-3 (Residential) to CD-1 (Comprehensive Development) District, to permit the development of a 21-storey mixed-use building containing 193 rental units, with 20% of the residential floor area for below-market rental units, and commercial space on the ground floor. A floor space ratio (FSR) of 6.8 and a height of 66.8 m (219 ft.), with additional height for rooftop amenity space, are proposed.

Applicant: JTA Development Consultants

Referral: This relates to the report entitled “CD-1 Rezoning: 215-229 East 13th Avenue”, dated October 21, 2025 (“Report”), referred to Public Hearing at the Council Meeting of November 4, 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 JTA Development Consultants, on behalf of Glen Gordon Holdings Ltd., the registered owners of the lands located at:

- 215-217 East 13th Avenue [*PID 015-613-071; Lot 18, Except the East 25 Feet, Block 114 District Lot 301 Plan 187*]; and
- 229 East 13th Avenue [*Lots 16, 17 and the East 25 Feet of Lot 18, all of Block 114 District Lot 301 Plan 187; PIDs 007-465-904, 007-465-939, and 007-529-635 respectively*];

to rezone the lands from RM-4 (Residential) District and R5-3 (Residential) District to CD-1 (Comprehensive Development) District to change the maximum floor space ratio (FSR) from 0.75 and 6.8 respectively to 6.8 and the maximum building height from 10.7 m (35 ft.) and 84.0 m (276 ft.) respectively to 66.8 m (219 ft.) with additional height for the rooftop amenity, to permit the development of a 21-storey mixed-use building containing 193 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, with commercial space 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 Studio One Architecture Inc., received January 10, 2024 and supplemental plans received June 25, 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 subject to 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;

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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