

**2. CD-1 REZONING: 426-428 West 14th Avenue and 3015-3027 Yukon Street**

**Summary:** To rezone 426-428 West 14th Avenue and 3015-3027 Yukon Street from R3-2 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of an 18-storey rental residential building containing 133 rental units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 5.5 and a height of 58.0 m (190 ft.), are proposed.

**Applicant:** Stuart Howard Architects

**Referral:** This relates to the report entitled “CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street”, dated September 23, 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 Howard Stuart Architects, on behalf of 1518787 BC Ltd<sup>1</sup>, the registered owner of the lands located at:

- 426-428 West 14th Avenue [*Lot 6 Block D District Lot 526 Plan 1530; PID 014-569-167*]; and
- 3015-3027 Yukon Street [*The North 1/2 and South 1/2 of Lots 7 and 8 Block D District Lot 526 Plan 1530; PIDs 014-657-306; 014-569-221; 014-569-221 and 004-657-322 respectively*];

to rezone the above properties from R3-2 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 5.5 and the maximum building height from 27.5 (90 ft.) to 58.0 m (190 ft.), to permit the development of a 18-storey rental residential building with additional height for mechanical appurtenances containing 133 rental units, with a minimum of 20% of the residential floor area 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 Stuart Howard Architects, received December 19, 2023, and additional information received October 17 and November 7, 2024;

<sup>1</sup> Beneficially owned and controlled by Hassan Salari

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.

**[CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street]**