

3. CD-1 REZONING: 1125 West 10th Avenue

Summary: To rezone 1125 West 10th Avenue from R5-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 21-storey mixed-use residential building containing 162 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 9.1 and a height of 69.0 m (226 ft.), are proposed.

Applicant: Sightline Properties Ltd.

Referral: This relates to the report entitled “CD-1 Rezoning: 1125 West 10th 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 Sightline Properties Ltd., on behalf of A.M.R. Investments Ltd., the registered owner of the lands located at 1125 West 10th Avenue [*Lots 13 and 14 Block 354 District Lot 526 Plan 991; PIDs 007-717-881 and 007-717-873*], to rezone the lands from R5-3 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 6.8 to 9.1 and decrease the maximum building height from 84.0 m (276 ft.) to 69.0 m (226 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 21-storey mixed-use residential building containing 162 rental units, of which 20% of the residential floor area will be for below-market rental units, and 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 Ciccozzi Architecture Inc., received July 31, 2024 and supplemental plans received April 11, 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 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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