

2. CD-1 TEXT AMENDMENT: 138 East 7th Avenue

Summary: To amend the text of CD-1 (511) (Comprehensive Development) District By-law No. 10328 at 138 East 7th Avenue, to permit the development of a six-storey mixed-use building with office and service uses. A floor space ratio (FSR) of 5.1 and a height of 28.2 m (93 ft.), are proposed.

Applicant: Pacific Investment Corporation

Referral: This relates to the report entitled “CD-1 Text Amendment: 138 East 7th Avenue”, dated January 6, 2026 (“Report”), referred to Public Hearing at the Council Meeting of January 20, 2026.

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 Pacific Investment Corporation, on behalf of 7th Avenue Investments Ltd., the registered owner of the lands located at 138 East 7th Avenue [Lots 3 to 5 Block 44 District Lot 200A Plan 197; PIDs 015 551 229, 015-551-237 and 015-551-253 respectively] to amend the text of CD-1 (511) (Comprehensive Development) District By-law No. 10328, to increase the maximum floor space ratio (FSR) from 3.0 to 5.1 and increase the maximum building height from 18.3 m (60 ft.) to 28.2 m (93 ft.) to permit the development of a six-storey mixed-use building with office and service uses, 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 GWA Architecture, received February 9, 2023 with a resubmission received March 4, 2025;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Report.

- B. THAT Recommendation A 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 Text Amendment: 138 East 7th Avenue]