

5. CD-1 REZONING: 8080 Yukon Street

Summary: To rezone 8080 Yukon Street from CD-1 (Comprehensive Development) (88) District to a new CD-1 (Comprehensive Development) District, to permit the development of four residential buildings containing 903 social housing units, including a six-storey building for seniors and three other buildings of 26, 28 and 32 storeys. A maximum floor area of 58,190.0 sq. m (626,352 sq. ft.) and a maximum building height of 97.0 m (318 ft.), are proposed.

Applicant: Purpose Driven Development

Referral: This relates to the report entitled "CD-1 Rezoning: 8080 Yukon Street", 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 Purpose Driven Development, on behalf of Kiwanis-Soroptimist (1974) Senior Citizens Housing Society, the registered owner of the lands located at 8080 Yukon Street [PID 007-690-789; Lot A Blocks C and 5 District Lots 322 and 323 Plan 15358], to rezone the lands from CD-1 (Comprehensive Development) (88) District By-law No. 4775 to a new CD-1 (Comprehensive Development) District, to allow for a maximum floor area of 58,190.0 sq. m (626,352 sq. ft.) and a maximum building height of 97.0 m (318 ft.), to permit a development of four residential buildings containing 903 social housing 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 GBL Architects, received January 28, 2025, and resubmission plans received September 12, 2025 and updated December 12, 2025;

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 the approval of the new CD-1 By-law, CD-1 (88) 8080 Yukon Street By-law No. 4775 be repealed, generally as set out in Appendix C of the Report;
FURTHER THAT the Director of Legal Services be instructed to bring forward the by-law to repeal CD-1 (88) By-law No. 4775 at the time of enactment of the new CD-1 By-law.
- D. THAT Recommendations A to C 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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