

## SUMMARY AND RECOMMENDATION

**1. CD-1 REZONING: 466-476 West 27th Avenue**

**Summary:** To rezone 466-476 West 27th Avenue from R1-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 10-storey residential building containing 63 rental units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 4.0 and a height of 32.6 m (107 ft.), are proposed.

**Applicant:** Raffaele Architecture Inc.

**Referral:** This relates to the report entitled “CD-1 Rezoning: 466-476 West 27th Avenue”, dated January 20, 2026 (“Report”), referred to Public Hearing at the Council Meeting of February 3, 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 Raffaele Architecture Inc. on behalf of 1535762 B.C. Ltd.<sup>1</sup>, the registered owner of the lands, located at 466-476 West 27th Avenue [*Lot 5 and 6 Block 721 District Lot 526 Plan 6539; PIDs 010-869-689 and 010-869-671, respectively*], to rezone the lands from R1-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 1.0 to 4.0 and the building height from 11.5 m (38 ft.) to 32.6 m (107 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 10-storey residential building containing 63 rental housing units, of which 20% of the residential floor area will be 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 Raffaele Architects Inc. received January 29, 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

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<sup>1</sup> Represented by Vittori Developments Ltd.

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 Subdivision By-law be amended, 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 Subdivision By-law at the time of enactment of the 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.

**[CD-1 Rezoning: 466-476 West 27th Avenue]**