

SUMMARY AND RECOMMENDATION

4. CD-1 REZONING: 75 East 8th Avenue

Summary: To rezone 75 East 8th Avenue from I-1 (Industrial) District to CD-1 (Comprehensive Development) District to permit the development of a 21-storey mixed-use building containing 190 hotel units and two storeys of industrial space. A floor space ratio (FSR) of 12.1 and a height of 72.0 m (236 ft.) are proposed.

Applicant: Musson Cattell Mackey Partnership

Referral: This relates to the report entitled “CD-1 Rezoning: 75 East 8th Avenue”, dated May 19, 2026 (“Report”), referred to Public Hearing at the Council Meeting of June 2, 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 Musson Cattell Mackey Partnership, on behalf of MacGyver Manor Holdings Ltd., the registered owners of the lands located at 75 East 8th Avenue [*Lots A to C Block 45 District Lot 200A Plan 625; PIDs: 015-161- 684, 015-161-706, and 015-161-714*], to rezone the lands from I-1 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 12.1 and increase the maximum building height from 30.5 m (100 ft.) to 72.0 m (236 ft.) to permit the development of a 21-storey mixed-use hotel with two storeys of industrial use, 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 Musson Cattell Mackey Partnership, dated October 20, 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 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.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally 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.

- 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: 75 East 8th Avenue]