



Council Report

For the Meeting of August 8, 2019

To: Council **Date:** July 25, 2019

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: **Update Report for Rezoning Application No. 00666, Development Permit with Variance Application No. 00095 and Heritage Designation Application No. 000184 (McCall's Floral Chapel) for 952 Johnson Street and 1400 Vancouver Street**

RECOMMENDATION

Rezoning Application No. 00666

That Council give first and second reading of Zoning Regulation Bylaw Amendment No. 19-057 for Rezoning Application No. 00666 for 952 Johnson Street and 1400 Vancouver Street, first, second and third reading of Housing Agreement (1400 Vancouver Street and 952 Johnson Street) Bylaw No. 19-058, and first and second reading of the Heritage Designation Bylaw No. 19-063.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding Rezoning Application No. 00666 for 952 Johnson Street and 1400 Vancouver Street. The proposal is to rezone from the S-2 Zone, Special District, to a new zone in order to construct a high-rise, mixed-use residential rental building with an increase in density to 4.4:1 floor space ratio (FSR), and to permit commercial and residential uses at this location. The Rezoning Application is concurrent with Development Permit with Variance Application No. 00095 and Heritage Designation Application No. 000184.

In accordance with Council's motion of May 9, 2019, included below, the necessary conditions that would authorize the approval of the Rezoning Application have been fulfilled. The motion from the May 9, 2019 Council meeting is as follows:

Rezoning Application

1. *That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00666 for 952 Johnson Street and 1400 Vancouver Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set subject to:*
 - a. *Preparation of a Housing Agreement to secure the tenure of all dwelling units as*

- rental in perpetuity, to the satisfaction of the Director of Sustainable Planning and Community Development.*
 - b. Registration of legal agreements on the property's title to secure public realm improvements, to the satisfaction of the Director of Engineering and Public Works.*
 - c. Heritage designation of the chapel building located at 952 Johnson Street and 1400 Vancouver Street.*
- 2. That Council authorize the street-level projecting canopies over the City Right-of-Way and anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.*

Development Permit with Variance Application No. 00095

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00666, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00095 for 952 Johnson Street and 1400 Vancouver Street in accordance with:

- 1. Plans date stamped March 27, 2019.*
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:*
 - i. increase the building height to 49.8m.*
- 3. The Development Permit lapsing two years from the date of this resolution."*

Heritage Designation Application No. 000184

That Council approve the designation of the property located at 952 Johnson Street and 1400 Vancouver Street, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

That Council direct staff to work with the applicant to secure some assurance that should the applicant receive CMHC funding that the mortgage savings be directed to make a portion of the units as affordable as possible.

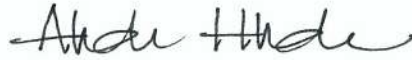
With regard to the preconditions that Council set in relation to this application, staff can report that a Housing Agreement for dwelling units to be used and occupied only as rental units has been executed by the applicant to the satisfaction of City staff. In this Housing Agreement, the owner also covenants and agrees that if the Canadian Mortgage and Housing Corporation funding is received for the development, any cost savings obtained by the owner as a result shall be used to make a portion of the dwelling units more affordable. Additionally, a Public Realm Improvements Covenant has been executed by the applicant to the satisfaction of City staff, to ensure a protected bike lane along Vancouver Street and full frontage improvements as required under the Subdivision Bylaw and the Downtown Public Realm Plan and Streetscape Standards. Lastly, staff have prepared Heritage Designation Bylaw No. 19-063, which would designate the former McCall's Floral Chapel building, including its exterior and significant interior features, as heritage property.

The recommendation provided for Council's consideration contains appropriate language to advance these applications to a Public Hearing.

Respectfully submitted,



Moira Wilson
Senior Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

