

## SUMMARY AND RECOMMENDATION

**1. REZONING: 4118-4138 Cambie Street**

**Summary:** To rezone 4118-4138 Cambie Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey development containing 66 strata residential units. A height of 22.0 metres and a floor space ratio (FSR) of 2.94 are proposed.

**Applicant:** Pennyfarthing Hillcrest Developments Ltd

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of February 12, 2019.

**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 Pennyfarthing Hillcrest Developments Ltd., on behalf of Pennyfarthing Properties Grayson North Ltd., the registered owner, to rezone 4118-4138 Cambie Street [*Lots 1 and 2, Block 681, District Lot 526, Plan 6212; PIDs: 008-450-617 and 010-949-020 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.94 and the height from 10.7 m (35 ft.) to 22.0 m (72 ft.) to permit the development of a six-storey development containing 66 strata residential units, generally as presented in Appendix A of the Policy Report dated February 12, 2019, entitled "CD-1 Rezoning: 4118-4138 Cambie Street" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Raymond Letkeman Architects Inc. and received on October 17, 2018, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval amendments the Subdivision By-law, generally as set out in Appendix C of the Policy Report dated February 12, 2019, entitled "CD-1 Rezoning: 4118-4138 Cambie Street".
- C. THAT A and B 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;
- (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.

**[RZ – 4118-4138 Cambie Street]**