

SUMMARY AND RECOMMENDATION

1. REZONING: 6161 Cambie Street (Alliance Française)

Summary: To rezone 6161 Cambie Street from to CD-1 (12) (Comprehensive Development) District to a new CD-1 District, to permit redevelopment with a three-storey building containing the Alliance Française, an existing educational and cultural facility. The proposal also includes commercial uses at grade and leasable office space on the third floor. A building height of 17.2 metres (56.3 feet) is proposed with provision for a skylight enclosure up to 18.7 m. A floor space ratio (FSR) of 2.28 is proposed, which includes added storage and washroom space.

Applicant: McFarland Marceau Architects

Referral: This item was referred to Public Hearing at the Regular Council Meeting of November 5, 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 McFarland Marceau Architects, on behalf of L'Alliance Française de Vancouver, the registered owner, to rezone 6161 Cambie Street [PID 009 300-996, Lot 3 of Lot B, Block 1008, District Lot 526, Plan 10803] from CD-1 (12) Comprehensive Development) District to a new CD-1 to permit the redevelopment of Alliance Francaise, an existing educational and cultural facility on site, generally as presented in Appendix A of the Policy Report dated October 22, 2019 entitled "CD-1 Rezoning: 6161 Cambie Street (Alliance Francaise)" and in the memorandum dated December 3, 2019, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by McFarland Marceau Architects and received on August 20, 2018, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development, including consideration of additional floor area for storage and washrooms, and a rooftop skylight element as described in the memorandum dated December 3, 2019;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Policy Report, except that the condition 4 in Part 2 be replaced with the following:

"Community Amenity Contribution

4. Pay to the City the cash Community Amenity Contribution of \$64,293 which the Owner/Applicant has offered to the City and which is to be allocated to support the delivery of the *Cambie Corridor Public Benefits Strategy*. Payment is to be

made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.”

- B. THAT the consequential amendment to remove the subject site from the CD-1 District (12) By-law, generally as set out in Appendix C of the Policy Report dated October 22, 2019 entitled “CD-1 Rezoning: 6161 Cambie Street (Alliance Francaise)”, be approved.
- C. THAT, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Policy Report dated October 22, 2019 entitled “CD-1 Rezoning: 6161 Cambie Street (Alliance Francaise)”, be approved.
- D. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval amendments to the Noise Control By-law, generally as set out in Appendix C of the Policy Report dated October 22, 2019 entitled “CD-1 Rezoning: 6161 Cambie Street (Alliance Francaise)”.
- E. THAT A through D 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.

[RZ – 6161 Cambie Street (Alliance Française)]