

SUMMARY AND RECOMMENDATION

1. REZONING: 7843-7845 Cambie Street

Summary: To rezone 7843-7845 Cambie Street from RT-1 (Two-Family Dwelling) to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building. A building height of 18.9 metres (62 feet) and a floor space ratio (FSR) of 2.75 of are proposed.

Applicant: Giant Union Design Architecture & Planning Ltd.

Referral: This item was referred to Public Hearing at the Council Meeting of May 12, 2020 under Motion B1.

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 Giant Union Design Architecture & Planning Ltd., on behalf of WDG Investment Ltd., the registered owner, to rezone 7843-7845 Cambie Street [*PID: 009-689-044, Lot 13, Block N, District Lot 323, Plan 9322*] from RT-1 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the permitted floor space ratio (FSR) from 0.60 to 2.75 and the building height from 6.1 m (20 ft.) to 18.9 m (62 ft.) to permit the development of a six-storey residential building with 29 strata residential units, generally as presented in Appendix A of the Referral Report dated February 25, 2020, entitled "CD-1 Rezoning: 7843-7845 Cambie Street" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Giant Union Design Architecture & Planning Ltd. and received on June 16, 2019, 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 Referral Report.

- B. THAT A 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 – 7843-7845 Cambie Street]