

SUMMARY AND RECOMMENDATION

3. REZONING: 3220 Cambie Street

Summary: To rezone 3220 Cambie Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building. A building height of 23.2 metres (76 feet) and a floor space ratio (FSR) of 3.75 are proposed.

Applicant: Wesgroup Properties

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 Wesgroup Properties, on behalf of West 16th Avenue & Cambie Street Investments Ltd., the registered owners, to rezone 3220 Cambie Street [*PID: 007-945-795 Lot E, Block 501, District Lot 526, Plan 21317*] from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the permitted floor space ratio (FSR) from 2.50 to 3.75 and the building height from 13.8 m (45 ft.) to 23.2 m (76 ft.) to permit the development of a six-storey mixed-use building, containing 48 strata residential units, generally as presented in Appendix A of the Referral Report dated March 17, 2020, entitled "CD-1 Rezoning: 3220 Cambie Street" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Olson Kundig and IBI Group and received on June 6, 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, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Referral Report dated March 17, 2020, entitled "CD-1 Rezoning: 3220 Cambie Street", be approved.
- C. 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 Referral Report dated March 17, 2020, entitled "CD-1 Rezoning: 3220 Cambie Street".
- D. THAT A through 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.

[RZ – 3220 Cambie Street]