

## SUMMARY AND RECOMMENDATION

**4. CD-1 REZONING: 5740 Cambie Street**

**Summary:** To rezone 5740 Cambie Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit a mixed-use development including a 14-storey residential tower containing 80 secured market rental units and a 27-storey residential tower containing 133 strata units, both with partial rooftop storeys for common amenity spaces. The two towers are situated atop a shared four-storey podium containing ground-floor commercial space, commercial office space, and 1,347.1 sq. m (14,500 sq. ft.) of non-profit organization (NPO) hub space which is to be delivered turnkey to the City. A maximum building height of 84.8 m (278 ft.) and a floor space ratio (FSR) of 8.33 are proposed.

**Applicant:** Polygon Oakridge Development Ltd.

**Referral:** This item was referred to Public Hearing at the Council Meeting of December 8, 2020.

**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 Polygon Oakridge Development Ltd, the registered owner of the lands located at 5740 Cambie Street [*Lots 1 to 4, all of Block 857, District Lot 526, Plan 7737; PIDs 010-337-156, 010-337-181, 010-337-211 and 010-337-229, respectively*], to rezone the lands from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 2.50 to 8.33 and the building height from 13.8 m (45 ft.) to 84.8 m (278 ft.) to permit a mixed-use development with a 14-storey rental residential tower and a 27-storey strata residential tower, each with a rooftop amenity space, generally as presented in Appendix A of the Referral Report dated November 24, 2020, entitled "CD-1 Rezoning: 5740 Cambie Street" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Dialog Architecture and received on April 24, 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, if Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report, dated November 24, 2020, entitled "CD-1 Rezoning: 5740 Cambie Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning by-law, subject to such terms and conditions as may be

required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

- 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 Referral Report dated November 24, 2020, entitled "CD-1 Rezoning: 5740 Cambie Street", 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 Referral Report dated November 24, 2020, entitled "CD-1 Rezoning: 5740 Cambie Street".
- 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.

**[CD-1 Rezoning: 5740 Cambie Street]**