

SUMMARY AND RECOMMENDATION

2. CD-1 REZONING: 4118-4138 Cambie Street

Summary: To rezone 4118-4138 Cambie Street from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing 90 secured market rental units. A height of 22.0 m (72 ft.) with additional height for a rooftop amenity space 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 Council Meeting of February 9, 2021.

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 [*PID 030-954-894; Lot 1, Block 681, District Lot 526, New Westminster District, Plan EPP92886*] from RS-1 (Residential) 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.) and 25.0 m (82 ft.) for the portion with rooftop amenity, to permit the development of a six-storey building containing 90 secured market rental units, generally as presented in Appendix A of the Referral Report dated January 26, 2021, 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 represented in plans prepared by Raymond Letkeman Architects Inc. received October 17, 2018 and in supplemental plans received August 4, 2020, 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 January 26, 2021, entitled "CD-1 Rezoning: 4118-4138 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, subject to approval of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law.

- 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.

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