

SUMMARY AND RECOMMENDATION

4. CD-1 REZONING: 5910-5998 Cambie Street

Summary: To rezone 5910-5998 Cambie Street from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to permit a mixed-use development including a 15-storey hotel tower containing 270 hotel units and a 29-storey residential tower containing 168 strata units. The two towers sit atop a podium containing ground-floor commercial space, hotel space, and nine live-work artist studios which are to be delivered turnkey to the City. The podium height is 23.1 m (75.8 ft.) for five storeys plus partial sixth and seventh floors. The maximum tower height is 85.7 m (281 ft.) with additional height for a rooftop amenity space. The floor space ratio (FSR) is 10.41.

Applicant: Perkins&Will Canada Architects Co.

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 Perkins&Will Canada Architects Co. on behalf of Cambie and 43rd Nominee Ltd., the registered owner, to rezone 5910-5998 Cambie Street [*Lots 1-4, Block 860, District Lot 526, Plan 7737; PIDs 010-547-053, 010-548-041, 005-221-790, and 005-221-811, respectively*], from RT-2 (Residential) District to CD-1 (Comprehensive Development) District to permit a mixed-use development with a 15-storey hotel tower, a 29-storey market strata tower and live-work artist studios, generally as presented in Appendix A of the Referral Report dated January 28, 2021, entitled "CD-1 Rezoning: 5910-5998 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 Perkins&Will Canada Architects Co. received December 20, 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 January 28, 2021, entitled "CD-1 Rezoning: 5910-5998 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 January 28, 2021, entitled "CD-1 Rezoning: 5910-5998 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.

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