

## SUMMARY AND RECOMMENDATION

**1. CD-1 REZONING: 5412 Cambie Street**

**Summary:** To rezone 5412 Cambie Street from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing 23 strata-titled residential units. A height of 19.8 m (65 ft.) with additional height for a rooftop amenity and a floor space ratio (FSR) of 2.46 are proposed.

**Applicant:** Giant Union Design Architecture and Planning Ltd.

**Referral:** This item was referred to Public Hearing at the Council Meeting of May 18, 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 Giant Union Design Architecture and Planning Ltd. on behalf of Xiao Zhen Lin, the registered owner of the land located at 5412 Cambie Street [*PID: 010-681-779; Lot 1 Block 854 District Lot 526 Plan 7240*] to rezone the land from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 2.46 and the maximum building height from 9.2 m (30 ft.) to 19.8 m (65 ft.) and to 22.8 m (75 ft.) to accommodate a rooftop amenity space, to permit the development of a six-storey residential building containing 23 strata-titled residential units, generally as presented in Appendix A of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 5412 Cambie Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Giant Union Design Architecture and Planning Ltd. received July 20, 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 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.

**[CD-1 Rezoning: 5412 Cambie Street]**