

SUMMARY AND RECOMMENDATION

2. CD-1 REZONING: 7730-7772 Cambie Street

Summary: To rezone 7730-7772 Cambie Street from RT-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of two six-storey residential buildings containing 68 strata-titled residential units. A height of 20.5 m (67 ft.) with additional height for a rooftop amenity and a floor space ratio (FSR) of 2.72 are proposed.

Applicant: Ankenman Marchand Architects

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 Ankenman Marchand Architects on behalf of 1074683 B.C. Ltd. (ZGPM Properties Inc.), the registered owner of the land at 7730-7772 Cambie Street [*Lots 8, 9 and 10 of Block O District Lot 323 Plan 9322; PIDs 009-690-026, 009-690-034, and 009-690-051 respectively*] to rezone the land from RT-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.60 to 2.72 and the building height from 6.1 m (20 ft.) to 20.5 m (67 ft.) and to 23.4 m (77 ft.) to accommodate a rooftop amenity space, to permit the development of two six-storey residential buildings which would contain 68 strata-titled residential units, generally as presented in Appendix A of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 7730-7772 Cambie Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Ankenman Marchand Architects received February 28, 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.

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