

## SUMMARY AND RECOMMENDATION

**3. CD-1 REZONING: 3353 Cambie Street**

**Summary:** To rezone 3353 Cambie Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey office building, with ground-floor commercial units and a private childcare facility. A height of 24 m (79 ft.) and a floor space ratio (FSR) of 3.01 are proposed.

**Applicant:** Radiant City Architecture

**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 Radiant City Architecture on behalf of Cosmo Cambie Holdings Ltd., the registered owner of the land at 3353 Cambie Street [*Lots 5 and 6, Block 520A, District Lot 526, Plan 2412; PIDs 008-585-300 and 008-585-326 respectively*], to rezone the land from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.5 to 3.01 and the maximum building height from 13.8 m (45 ft.) to 24 m (79 ft.) to permit the development of a six-storey office building, with ground-floor commercial units and a private childcare facility, generally as presented in Appendix A of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 3353 Cambie Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Radiant City Architecture received June 4, 2020 and supplemental plans received January 27, 2021, 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 May 4, 2021, entitled "CD-1 Rezoning: 3353 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 May 4, 2021, entitled "CD-1 Rezoning: 3353 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.

**[CD-1 Rezoning: 3353 Cambie Street]**