

SUMMARY AND RECOMMENDATION

4. CD-1 REZONING: 5812-5844 Cambie Street

Summary: To rezone 5812-5844 Cambie Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit a mixed-use development with a 33-storey strata-titled building and a 12-storey office building, including ground floor commercial space, a childcare facility and youth centre. A height of 104.3 m (342 ft.) and a floor space ratio (FSR) of 10.16 are proposed.

Applicant: IBI Group

Referral: This relates to the report entitled "CD-1 Rezoning: 5812-5844 Cambie Street", dated October 5, 2021, ("Report"), referred to Public Hearing at the Council Meeting of October 19, 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 IBI Group, on behalf of 8866999 (New Oakridge) Ltd., the registered owner, to rezone the lands located at:
- 5812 Cambie Street [Lot A (BJ80356) Block 859 District Lot 526 Group 1 New Westminster Plan 7737; PID 019-183-780]; and,
 - 5844 Cambie Street [Lots 3 and 4 Block 859 District Lot 526 Plan 7737; PIDs: 009-620-923 and 009-620-940, respectively];

from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 2.50 to 10.16 and the building height from 13.8 m (45 ft.) to 104.3 m (342 ft.) to permit a mixed-use development with a 33-storey strata-titled residential building and a 12-storey office building with a four-storey podium, including a childcare facility and youth centre, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by IBI Group, received October 19, 2019, with addendums received on June 30, 2020 and November 15, 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 Report.

- B. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Report, be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Report;

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

- D. THAT Recommendations 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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