

SUMMARY AND RECOMMENDATION

4. CD-1 (776) Text Amendment: 118-150 Robson Street (828 Cambie Street)

Summary: To amend the Zoning and Development By-law for CD-1 (776) at 118-150 Robson Street (now 828 Cambie Street), to increase the floor space ratio (FSR) to 10.33 and increase the floor area for residential use from 14,901.2 square metres to 15,469.7 square metres, of which no more than 14,687.9 square meters may be strata-titled residential floor area.

Applicant: GBL Architects

Referral: This relates to the report entitled "CD-1 (776) Text Amendment: 118-150 Robson Street (828 Cambie Street), dated November 23, 2021, ("Report"), referred to Public Hearing at the Council Meeting of December 7, 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 GBL Architects, on behalf of Amacon Development (Robson) Corp., the registered owner of the lands located 118-150 Robson Street (now 828 Cambie Street) [*PID: 031-375-499; Lot A Block 68 District Lot 541 Group 1 New Westminster District Plan EPP109127*] to amend the text of CD-1 (Comprehensive Development) District (776) By-law No. 12996 to increase the floor space ratio (FSR) from 10.07 to 10.33 and increase the floor area for residential use from 14,901.2 sq. m (160,393 sq. ft.) to 15,469.7 sq. m (166,515 sq. ft.) of which no more than 14,687.9 sq. m (158,099 sq. ft.) may be strata-titled residential floor area, 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 in plans by GBL Architects received March 5, 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 Report.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

- C. THAT Recommendations A and B 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 (776) Text Amendment: 118-150 Robson Street (828 Cambie Street)]