

## SUMMARY AND RECOMMENDATION

**3. CD-1 REZONING: 7969-7989 Cambie Street**

**Summary:** To rezone 7969-7989 Cambie Street from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building, with 27 strata-titled residential units. A building height of 20.5 m (67.3 ft) with additional height for a rooftop amenity and the mechanical appurtenance and a floor space ratio (FSR) of 2.4 are proposed.

**Applicant:** Gud Group

**Referral:** This relates to the report entitled “CD-1 Rezoning: 7969-7989 Cambie Street”, dated March 29, 2022, (“Report”), referred to Public Hearing at the Council Meeting of April 12, 2022.

**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 Gud Group, on behalf of South Cambie Holdings Ltd., the registered owner of the lands located at 7969-7989 Cambie Street [*Lots 4 and 5 Centre Portion of District Lot 323 Plan 9707; PIDs 005-529-301 and 002-738-724, respectively*] to rezone from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.7 to 2.4 and the maximum building height from 10.7 m (35.1 ft.) to 20.5 m (67.3 ft.) to the top of the roof parapet and 22.8 m (74.8 ft.) to the top of the rooftop amenity space and the mechanical appurtenance to permit the development of a six-storey residential building with 27 strata-titled residential units, 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 Gud Group received July 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 Report.

- B. THAT subject to enactment of the CD-1 By-law, the Subdivision By-law be amended 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 Subdivision By-law at the time of enactment of the CD-1 By-law.

- 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 Rezoning: 7969-7989 Cambie Street]**