

## SUMMARY AND RECOMMENDATION

**2. CD-1 REZONING: 7688-7720 Cambie Street**

**Summary:** To rezone 7688-7720 Cambie Street from RT-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing 60 strata-titled units. A building height of 21.3 m (70 ft.) and a floor space ratio (FSR) of 2.75 are proposed.

**Applicant:** Ciccozzi Architecture Inc.

**Referral:** This relates to the report entitled “CD-1 Rezoning: 7688-7720 Cambie Street”, dated January 31, 2023, (“Report”), referred to Public Hearing at the Council Meeting of February 14, 2023.

**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 Ciccozzi Architecture Inc. on behalf of 1108289 B.C. Ltd., Inc.No. BC1108289, the registered owner of the lands located at
- 7688-7690 Cambie Street [*PID 009-690-000; Lot 6 Block O District Lot 323 Plan 9322*] and
  - 7710-7720 Cambie Street [*Strata Lots 1 and 2 District Lot 323 Strata Plan VR. 1090, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1; PIDs 006-362-222 and 006-362-249, respectively*],

to rezone from RT-1 (Residential) District to CD 1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.60 to 2.75 and the building height from 6.1 m (20 ft.) to 21.3. m (70 ft.), to permit the development of a six-storey residential building containing 60 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 by Ciccozzi Architecture Inc., received May 6, 2022, provided that 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 Recommendation 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.

**[CD-1 Rezoning: 7688-7720 Cambie Street]**