

## SUMMARY AND RECOMMENDATION

**2. CD-1 Rezoning: 7525 Cambie Street**

**Summary:** To rezone 7525 Cambie Street from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building, with commercial use at grade and 67 strata-titled units. A floor space ratio (FSR) of 3.22 and a height of 23.8 m (78 ft.) with additional height for rooftop appurtenances are proposed.

**Applicant:** Wesgroup Properties

**Referral:** This relates to the report entitled “CD-1 Rezoning: 7525 Cambie Street”, dated March 12, 2024, (“Report”), referred to Public Hearing at the Council Meeting of April 9, 2024.

**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 Wesgroup Properties, on behalf of West 59th Avenue & Cambie Street Investments Ltd., the registered owner of the land located at 7525 Cambie Street [*PID 009-692-657; Lot 12 Block K District Lot 323 Plan 9322*] to rezone the lands from C-1 (Commercial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 1.20 to 3.22 and the maximum building height from 10.7 m (35 ft.) to 23.8 m (78 ft.) to permit the development of a six-storey mixed-use building with 67 strata-titled residential units and commercial use, 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 Wesgroup Properties, received November 17, 2020 and an addendum received October 13, 2022, 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 the 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.

**[CD-1 Rezoning: 7525 Cambie Street]**