

SUMMARY AND RECOMMENDATION

5. REZONING: 4338-4362 Cambie Street

Summary: To rezone 4338-4362 Cambie Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building with 68 strata residential units, including townhouses at the lane. Increases to the permitted floor space ratio (FSR) from 0.70 to 2.75 and to the maximum building height from 10.7 metres (35 feet) to 20.5 metres (67 feet) are proposed.

Applicant: Arno Matis Architecture Ltd.

Referral: This item was referred to Public Hearing at the Council Meeting of January 21, 2020.

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 Arno Matis Architecture, on behalf of Cambie Terra Development Ltd., the registered owners, to rezone 4338-4362 Cambie Street [*Lots 2 and 3, Block 721, District Lot 526, Plan 6539; PIDs: 010-869-638 and 010-869-654 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the permitted floor space ratio (FSR) from 0.70 to 2.75 and the building height from 10.7 m (35 ft.) to 20.5 m (67 ft.) to permit the development of a six-storey residential building with 68 strata residential units, including townhouses at the lane, generally as presented in Appendix A of the Referral Report dated January 7, 2020 entitled "CD-1 Rezoning: 4338-4362 Cambie Street" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arno Matis Architecture Ltd. and received on May 31, 2019, 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 Referral Report.

- B. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval amendments to the Subdivision By-law, generally as set out in Appendix C of the Referral Report dated January 7, 2020, entitled "CD-1 Rezoning: 4338-4362 Cambie Street".
- C. THAT 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.

[RZ – 4338-4362 Cambie Street]