

2. TEXT AMENDMENT: 1549 West 70th Avenue (formerly 8495 Granville Street)

Summary: To amend CD-1 (Comprehensive Development) District By-law #517 (By-law No. 10391) for 1549 West 70th Avenue (PID: 008-916-250, Lot D, (Explanatory Plan 9208) Block 7, DL 325, Plan 12319) to allow an increase in the floor area exclusion for balconies from 8 to 12 percent, allowing larger open balconies as a passive design feature. No changes to the by-law height limit are proposed.

Applicant: Mr. Shawn Lapointe, Henriquez Partners Architects.

Recommended Approval: By the Director of Planning:

THAT the application by Henriquez Partners, on behalf of Westbank Projects, to amend CD-1 (Comprehensive Development) District #517 (By-law No. 10391) for 1549 West 70th Avenue (PID: 008-916-250, Lot D, (Explanatory Plan 9208) Block 7, DL 325, Plan 12319) to allow an increase in the floor area exclusion for balconies from 8 to 12 percent, allowing larger open balconies as a passive design feature, generally as presented in Appendix A of the Policy Report dated February 7, 2012, entitled "CD-1 Text Amendment - 1549 West 70th Avenue (Formerly 8495 Granville Street)", be approved.

[RZ. 758/2012 - 1549 West 70th Avenue (formerly 8495 Granville Street)]