

SUMMARY AND RECOMMENDATION

2. TEXT AMENDMENT: 1461 Granville Street (Formerly 1429-1499 Granville Street and 710 Pacific Street)

Summary: To amend the text of Comprehensive Development (CD-1) District (580) By-law for 1461 Granville Street (formerly 1429-1499 Granville Street and 710 Pacific Street), to increase the permitted building height in Sub-area B from 29.9 m to 31.06 m.

Applicant: Dialog Design

Referral: This item was referred to Public Hearing at the Regular Council Meeting of December 13, 2016.

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 Dialog Design, on behalf of Howe Street Ventures Ltd. (Westbank Projects Corp.), to amend the text of Comprehensive Development (CD-1) District (580) By-law No.11009 for 1461 Granville Street (formerly 1429-1499 Granville Street and 710 Pacific Street) [*PID 029-349-371; Lot B, Block 122, District Lot 541, Group 1 New Westminster District Plan EPP40230*], to increase the permitted building height in Sub-area B from 29.9 m (98.1 ft.) to 31.06 m (101.9 ft.), generally as presented in Appendix A of the Policy Report dated November 29, 2016, entitled "CD-1 Text Amendment: 1461 Granville Street (formerly 1429-1499 Granville Street and 710 Pacific Street)", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- a) That the proposed form of development be approved by Council in principle, generally as prepared by Dialog Design, on behalf of Howe Street Ventures Ltd. (Westbank Projects Corp.), and stamped "Received Planning & Development Services (Rezoning Centre) September 29, 2016", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Engineering

1. Confirmation that there are no changes to the approved parking, loading and bicycles spaces provided for the project as a result of the height increase.
2. Removal of bollards on the Granville Street Bridge shown on the bridge connection plans.

3. Provision of approved plans to clearly show bridge connection point, 1:20 grades (provide elevations) and landing area.

B. THAT A be adopted on the following conditions:

- (i) THAT the passage of the above resolution 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.

[TA - 1461 Granville Street]