

## SUMMARY AND RECOMMENDATION

**4. TEXT AMENDMENT: 1128 West Hastings Street**

**Summary:** To amend an existing CD-1 Comprehensive Development District By-law to permit a small increase in floor space ratio for a hotel meeting room through the addition of a floor in an existing double height meeting room.

**Applicant:** Martin Bruckner, IBI/HB Architects

**Recommended Approval:** By the Director of Current Planning

- A. THAT the application by IBI/HB Architects, to amend CD-1 By-law No. 8439 (reference No 409) for 1128 West Hastings Street (Strata Lots 1-466, DL 185, Strata Plan LMS 4107 and Strata Lots 1-39, DL 185, Strata Plan LMS 4114) to permit a small increase in floor space ratio, generally as presented in Appendix A to Policy Report "CD-1 Text Amendment - 1128 West Hastings Street" dated July 4, 2006", be approved, subject to the following conditions:

**FORM OF DEVELOPMENT**

THAT the proposed amendment to the form of development be approved by Council in principle, generally as prepared by IBI/HB Architects, and stamped "Received Planning Department, June 30, 2006", provided that the Director of Planning may allow minor alterations when approving the detailed scheme of development.

**AGREEMENTS**

THAT the registered owner's offer of a contribution be accepted and that, prior to enactment of the CD-1 By-law amendment, such offer be secured to the satisfaction of the Director of Legal Services through an agreement confirming that the registered owner has purchased heritage bonus density with value of \$180,000 from a suitable heritage donor site.

(RZ 649/2006 - 1128 West Hastings Street)