

SUMMARY AND RECOMMENDATION

TEXT AMENDMENT: 4028 Knight Street

Summary: To amend the CD-1 by-law to increase the permitted floor area by 611 m² (6,577 sq. ft.) to a maximum floor space ratio (FSR) of 3.86 and to increase building height by 3 m (9.8 ft.) to a maximum of 54 m (177 ft). The amendments would allow the addition of one storey (with 7 residential dwelling units) between the 15th and 16th storeys of the northwest tower, thereby increasing the tower's overall height from 16 storeys to 17 storeys. In support of the proposal, the developer has proposed to provide a grocery store within the new development.

Applicant: Ian Kent, Interform Investments, on behalf of Aquilini Investments Group

Recommended Approval: By the Director of Planning

- A. THAT the application by Interform Investments Inc. to amend Comprehensive Development District (CD-1) By-law No. 8880 (reference No. 420) for 4028 Knight Street (Lot 1, Blk 1 & 3, DCL 352, Plan BCP11581) to increase maximum building height and maximum floor space ratio, generally as represented in Appendix A to Policy Report "CD-1 Text Amendment: 4028 Knight Street (formerly 1402-1436 Kingsway and 4050 Knight)" dated November 28, 2006, be approved subject to the following conditions:

FORM OF DEVELOPMENT

- (a) That the proposed amended form of development be approved by Council in principle, generally as prepared by Rositch Hemphill and Associates Architects, and stamped "Received, City of Vancouver Planning Department, September 6, 2006", provided that the Director of Planning may allow minor alterations when approving the detailed scheme of development.

SAFEWAY COVENANT

- (b) That prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City, provide documentation and where she determines it necessary, enter into any agreements to the satisfaction of the Director of Legal Services, confirming that the restrictive covenant BG66103, registered on behalf Canada Safeway Ltd., has been discharged or modified to permit the immediate use and occupancy of a grocery store of no less than 2 508 m² (27,000 sq. ft.) on the subject site, all to the satisfaction of the Director of Legal Services in consultation with the Director of Planning.

COMMUNITY AMENITY CONTRIBUTION (CAC)

- (c) That prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City, deliver to the City a CAC offering in the amount of \$250,000.

(RZ. 651/2006 - 4028 Knight Street)