

SUMMARY AND RECOMMENDATION

3. TEXT AMENDMENT: 826-848 West Hastings Street

Summary: To amend CD-1 By-law (443) No. 9184 to increase the maximum residential floor area by 809 square metres, allowing an additional floor within the approved form of development and building height.

Applicant: Walter Francl Architects

Recommended Approval: By the Director of Planning

A. THAT the application by Walter Francl Architects, on behalf of Jameson House Ventures Ltd., to amend CD-1 By-law No. 9184 for 826-848 West Hastings Street (Parcel A, Block 21, DL 541, PLAN BCP19413; P.I.D. 026-434-555) to increase the maximum residential floor area by 809 m² to 19 437 m² generally as presented in Appendix A to Policy Report "CD-1 Text Amendment: 826-848 West Hastings Street" dated January 31, 2008, be approved subject to the following condition:

- (a) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City, on terms and conditions satisfactory to the Director of Legal Services, secure the purchase and transfer of 1 068 m² (11,500 sq. ft.) of heritage bonus density from the donor site at 51 East Pender Street (Wing Sang Building).

(RZ. 670/2007 - 826-848 West Hastings Street)