

SUMMARY AND RECOMMENDATION

2. TEXT AMENDMENT: 1980 Foley Street

Summary: To amend the existing Comprehensive Development (CD-1) By-law to permit the addition of General Office, Financial Institution, Health Care Office and Health Enhancement Centre uses in Sub-Area 1 under the False Creek Flats rezoning policy.

Applicant: Mark Whitehead, Musson Cattell Mackey Partnership.

Recommended Approval: By the Director of Planning, subject to the following conditions as proposed for adoption by resolution of Council:

THAT the application by Musson Cattell Mackey Partnership, to amend CD-1 #402 (By-law No. 8131) to permit the addition of General Office, Financial Institution, Health Care Office and Health Enhancement Centre as permitted uses in Sub-Area 1, generally as presented in Appendix A, to the Policy Report "*CD-1 Text Amendment - Great Northern Way Campus (1980 Foley Street)*", dated July 21, 2009, be approved, subject to the following conditions:

FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Musson Cattell Mackey Partnership, and stamped "Received City Planning Department, June 1, 2009", 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:

Sustainability:

- (i) identification on the building plans and elevations of sustainable design features in order to achieve LEED™ Gold certification, as described in the rezoning application; and
- (ii) design development to be ensure the development is compatible with a future district energy system.

Note to Applicant: The development at Great Northern Way is of particular interest due to its location in the False Creek Flats, which may host a district system in the future. An experienced consultant should be retained before making a development permit application.

(RZ. 707/2009 - 1980 Foley Street)