

SUMMARY AND RECOMMENDATION

2. TEXT AMENDMENT: 968-988 Howe Street

Summary: To amend CD-1 (Comprehensive Development) District (546) By-law No. 10688 for 968-988 Howe Street to increase the permitted floor space ratio from 11.21 to 11.26 to allow for an additional 114.1 m² (1,228 sq. ft.) of floor area for uses that are accessory to office use within the below-grade parking garage. The proposed amendment would not result in a substantive change to the form of development approved by Council on May 3, 2011.

Applicant: CEI Architecture

Referral: This item was referred to Public Hearing at the Regular Council Meeting of March 11, 2014.

Recommended Approval: By the General Manager of Planning and Development Services, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by CEI Architecture, on behalf of The Manufacturers Life Insurance Company (Manulife), to amend CD-1 (Comprehensive Development) District (546) By-law No. 10688 for 968-988 Howe Street [*PID: 028-846-915; Lot A Block 72 District Lot 541 Group 1 New Westminster District Plan EPP20143*] to increase the permitted floor space ratio from 11.21 to 11.26 to allow for an additional 114.1 m² (1,228 sq. ft.) of floor area for uses that are accessory to office use within the below-grade parking garage, generally as presented in Appendix A of the Policy Report dated February 25, 2014, entitled “CD-1 Text Amendment: 968-988 Howe Street”, be approved.
- B. THAT Recommendation A be adopted on the following conditions:
 - i. THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; 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 bylaw 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.

(RZ - 968-988 Howe Street)