

## SUMMARY AND RECOMMENDATION

**1. TEXT AMENDMENT: 555 Great Northern Way**

**Summary:** To amend CD-1 (Comprehensive Development) District (402) By-law No. 8131 for 555 Great Northern Way to create new height sub-areas with conditional building height limits. The amendment would permit an additional 4.5 m (15 ft.) in the new height area, conditional on enhanced architectural performance and sustainable infrastructure, potentially resulting in new building heights of 18.3 m (60 ft.) and 22.9 m (75 ft.). This amendment would not create any additional density and would simply permit the allowable floor space in the current CD-1 District to be contained in slightly taller building forms.

**Applicant:** Great Northern Way Campus Trust

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of June 10, 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 Great Northern Way Campus Trust, to amend CD-1 (Comprehensive Development) District (402) By-law No. 8131 for 555 Great Northern Way [*PID 027-789-624; Lot Q District Lots 264A and 2037 Group 1 New Westminster District Plan BCP39441*] to create new height sub-areas with conditional building height limits, and a further amendment to the CD-1 By-law to remove Section 7, Parking and Loading, generally as presented in Appendix A of the Policy Report dated May 17, 2014, entitled "CD-1 Text Amendment: 555 Great Northern Way", be approved.
- B. THAT, subject to enactment of the CD-1 By-Law, the General Manager of Development Services be instructed to bring forward for approval the amendments to the CD-1 (402) Design Guidelines, generally as presented in Appendix B of the Policy Report dated May 17, 2014, entitled "CD-1 Text Amendment: 555 Great Northern Way".
- C. THAT, Recommendations A and B 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 by-law 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.