

## SUMMARY AND RECOMMENDATION

**4. TEXT AMENDMENT: 785 West 16th Avenue (Shalhevet Girls High School)**

**Summary:** To amend CD-1 (Comprehensive Development) District (303) By-law No. 7166 to add "School - Elementary or Secondary" as a permitted use and to limit this use to a maximum floor area of 260 m<sup>2</sup> (2,799 sq. ft.).

**Applicant:** Value Property Group

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of May 26, 2015.

**Recommended Approval:** By the General Manager of Planning and Development Services:

- A. THAT the application by Value Property Group, on behalf of Pacific Torah Institute Society (Shalhevet Girls High School), to amend CD-1 (303) By-law No. 7166 for 785 West 16th Avenue [*Strata Lots 1 to 4, District Lots 472 and 526, Strata Plan LMS1748; PIDs: 019-097-506, 019-097-514, 019-097-522 and 019-097-531 respectively*] to add as a permitted use "School - Elementary or Secondary", generally as presented in Appendix A of the Policy Report dated May 19, 2015, entitled "CD-1 Text Amendment: 785 West 16th Avenue (Shalhevet Girls High School)", 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 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.

[RZ.808/2015 - 785 West 16th Avenue (Shalhevet Girls High School)]