

SUMMARY AND RECOMMENDATION

6. TEXT AMENDMENT: 1229-1281 Hornby Street (Burrard Gateway)

Summary: To amend CD-1 (Comprehensive Development) District (588) By-law No. 11107 to decrease the permitted floor area for sub-area B by 1,960.7 m² (21,076 sq. ft.) and to increase the permitted floor area for sub-area A by the same amount, allowing for revisions to the proposed tower floor plate.

Applicant: IBI/HB Architects

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 IBI/HB Architects, on behalf of Rattenbury Enterprises Ltd. and 0785687 B.C. Ltd., to amend the text of CD-1 (Comprehensive Development) District (588) By-law No. 11107 for 1229-1281 Hornby Street [*PID: 029-416-141, Lot G Block 100 District Lot 541 Group 1 New Westminster District Plan EPP44019*], to decrease the permitted floor area for sub-area B by 1,960.7 m² (21,076 sq. ft.) and to increase the permitted floor area for sub-area A by the same amount, allowing for revisions to the proposed tower floor plate, generally as presented in Appendix A of the Policy Report dated May 14, 2015, entitled "CD-1 Text Amendment: 1229-1281 Hornby Street (Burrard Gateway)", 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.810/2015 - 1229-1281 Hornby Street (Burrard Gateway)]