

SUMMARY AND RECOMMENDATION

3. TEXT AMENDMENT: 1001-1015 Denman Street

Summary: To amend CD-1 (Comprehensive Development) District (427) By-law No. 8978 for 1001-1015 Denman Street to add non-residential uses that are consistent with the surrounding C-5 (Commercial) District along Denman Street and to remove residential uses in order to be consistent with the recently adopted West End Community Plan.

Applicant: DYS Architecture

Referral: This item was referred to Public Hearing at the Regular Council Meeting of June 23, 2015.

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

- A. THAT the application by DYS Architecture, on behalf of George Loh Ltd., to amend the text of CD-1 (Comprehensive Development) District (427) By-law No. 8978 for 1001-1015 Denman Street [*PID: 026-037-122, Lot A, Block 69, District Lot 185, Group 1, New Westminster District, PLAN BCP13164*] to add non-residential uses that are consistent with the surrounding C-5 (Commercial) District along Denman Street and to remove residential uses, to be consistent with the West End Community Plan, generally as presented in Appendix A of the Policy Report dated May 27, 2015, entitled "CD-1 Text Amendment - 1001-1015 Denman 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 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.811/2015 - 1001-1015 Denman Street]