

SUMMARY AND RECOMMENDATION

10. TEXT AMENDMENT: 3837 Point Grey Road (Jericho Tennis Club)

Summary: To amend CD-1 (Comprehensive Development) District (421) By-law No. 8893 for 3837 Point Grey Road to allow a reduced parking requirement for the Jericho Tennis Club, from 160 spaces to 125 spaces, in exchange for provision of additional bicycle parking spaces and end-of-trip facilities.

Applicant: Proscenium Architecture + Interiors Inc.

Referral: This item was referred to Public Hearing at the Regular Council Meeting of September 29, 2015.

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

- A. THAT the application by Proscenium Architecture + Interiors Inc., on behalf of Jericho Tennis Club Inc., to amend the text of CD-1 (Comprehensive Development) District (421) By-law No. 8893 for 3837 Point Grey Road [*PID: 023-913-118, Parcel A, District Lot 448, 538 and 6882, Group 1, New Westminster District, Plan LMP35211*] to allow a reduced parking requirement for the Jericho Tennis Club in exchange for provision of additional bicycle parking spaces and end-of-trip facilities, generally as presented in Appendix A of the Policy Report dated September 18, 2015, entitled "CD-1 Text Amendment: 3837 Point Grey Road (Jericho Tennis Club)", be approved.
- B. THAT, subject to enactment of the by-law to amend the CD-1 By-law, the Parking By-law be amended to include this CD-1 in Schedule C and to provide parking regulations generally as set out in Appendix A of the Policy Report dated September 18, 2015, entitled "CD-1 Text Amendment: 3837 Point Grey Road (Jericho Tennis Club)".
- 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;
 - (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.