

SUMMARY AND RECOMMENDATION

8. TEXT AMENDMENT: 1768 Cook Street (201 West 2nd Avenue)

Summary: To amend CD-1 (Comprehensive Development) District (582) By-law No. 11069 for 1768 Cook Street (201 West 2nd Avenue) to increase the exclusion of floor area for open balconies from 8% to 12% of the residential floor area being provided.

Applicant: GBL Architects 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 GBL Architects on behalf of 0910326 B.C. Ltd. (Concord Pacific Development) to amend CD-1 (582) By-law No. 11069 for 1768 Cook Street (201 West 2nd Avenue) [*PID: 029-387-230; Lot 1, Block 5, District Lot 302, Group 1, New Westminster District Plan EPP42239*] to increase the exclusion of floor area for open balconies from 8% to 12% of the residential floor area being provided, generally as presented in Appendix A of the Policy Report dated September 15, 2015, entitled "CD-1 Text Amendment: 1768 Cook Street (201 West 2nd Avenue)", be approved.
- B. THAT Recommendation A be adopted on the following conditions:
 - (i) THAT the passage of the above resolution 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.

[TA - 1768 Cook Street (201 West 2nd Avenue)]