

SUMMARY AND RECOMMENDATION

4. TEXT AMENDMENT: 998 Expo Boulevard (Concord Area 5B West)

Summary: To amend CD-1 (Comprehensive Development) District (593) By-law No. 11125 for 998 Expo Boulevard (Concord Area 5B West), to increase the floor area exclusion for balconies from 8 to 12 percent, and to increase the underground residential storage space.

Applicant: Francl Architecture

Referral: This item was referred to Public Hearing at the Regular Council Meeting of November, 17, 2015.

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

- A. THAT the application by Francl Architecture, on behalf of One West Holdings Ltd. (Concord Pacific Developments), to amend CD-1 (Comprehensive Development) District (593) By-law No. 11125 for 998 Expo Boulevard (Concord Area 5B West) [*PID: 029-434-815 Lot 352 False Creek Plan EPP44417*], to increase the floor area exclusion for balconies from 8 to 12 percent, and to increase the underground residential storage space, generally as presented in Appendix A of the Policy Report dated October 20, 2015, entitled "CD-1 Text Amendment: 998 Expo Boulevard (Concord Area 5B West)", 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.

[TA - 998 Expo Boulevard (Concord Area 5B West)]