

## SUMMARY AND RECOMMENDATION

**4. REZONING: 1001-1015 Denman Street**

**Summary:** To amend the text of CD-1(427) for 1001-1015 Denman Street to remove conditions of use regarding street-level uses to be consistent with the surrounding C-5 (Commercial) District along Denman Street.

**Applicant:** Bell Group

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of November 15, 2016.

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by Bell Group, 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 remove conditions of use regarding street-level uses to be consistent with the surrounding C-5 (Commercial) District along Denman Street, generally as presented in Appendix A of the Policy Report dated November 1, 2016 entitled "CD-1 Text Amendment - 1001-1015 Denman Street" be approved subject to the following conditions:

**CONDITION OF DEVELOPMENT PERMIT**

- (a) Design of the front interior space of street-level commercial units should provide visual interest for pedestrians on Denman Street and window treatments should maintain transparency.

Note to Applicant: To maintain transparency, windows should not be blocked out with opaque or translucent film.

- B. THAT Recommendation A be adopted on the following conditions:
- (a) 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;
- (b) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a bylaw 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
- (c) 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 - 1001-1015 Denman Street]