

## SUMMARY AND RECOMMENDATION

**2. TEXT AMENDMENT: 955 East Hastings Street**

**Summary:** To amend the text of Comprehensive Development (CD-1) District (561) By-law for 955 East Hastings Street to increase the maximum floor area for office uses from 1,150 sq. m to 1,318 sq. m.

**Applicant:** GBL Architects

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of May 16, 2017.

**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 GBL Architects, on behalf of 900 H.S. Holdings Ltd. (Wall Financial Corporation), to amend CD-1 (561) By-law No. 10872 for 955 East Hastings Street [*PID: 029-260-558, Lot 1, Block 62, District Lot 181, Group 1, New Westminster District Plan EPP26162*] to increase the maximum floor area for office uses from 1,150 sq. m to 1,318 sq. m, generally as presented in Appendix A of the Policy Report dated May 2, 2017 entitled "CD-1 Text Amendment: 955 East Hastings Street", be approved.
- B. THAT 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; 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 - 955 East Hastings Street]