

SUMMARY AND RECOMMENDATION

1. TEXT AMENDMENT: 2423 Cornwall Avenue

Summary: To amend CD-1 (657) (Comprehensive Development) District for 2423 Cornwall Avenue (Point Grey Private Hospital) to increase the floor space ratio from 2.08 to 2.40. These amendments have arisen from the detailed design of the new facility since 2014 when CD-1 (657) was approved. The changes are a consequence of Vancouver Coastal Health licensing requirements for care facilities. The majority of the new floor area is located in two basement levels.

Applicant: IBI Architects Inc.

Referral: This item was referred to Public Hearing at the Regular Council Meeting of June 27, 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 IBI Architects Inc., on behalf of Point Grey Private Hospital Ltd., Inc. No. BC1090713 to amend CD-1 (657) By-law No.11741 for 2423 Cornwall Avenue [*PID: 030-053-692; Lot 1, Block 181, District Lot 526 Group 1 New Westminster District Plan EPP59011*] to increase the floor space ratio from 2.08 to 2.40, generally as presented in Appendix A of the Policy Report dated June 9, 2017 entitled "CD-1 Text Amendment: 2423 Cornwall Avenue", be approved.

CONDITIONS OF BY-LAW ENACTMENT

- (a) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and at the sole cost and expense of the owner/developer, make arrangements for the following:

Community Amenity Contribution

1. Pay to the City the Community Amenity Contribution of \$28,500 which the applicant has offered to the City. Payment is to be made prior to enactment of the amendment to the CD-1 By-Law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services. The \$28,500 is to be allocated towards local pedestrian improvements.

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 - 2423 Cornwall Avenue (formerly 2405-2445 Cornwall Avenue)]