

## SUMMARY AND RECOMMENDATION

**1. TEXT AMENDMENT: 1529 West Pender Street**

**Summary:** To amend the text of CD-1 (Comprehensive Development) District (312) By-law No. 7200, to allow conversion to office use of 684 square metres of vacant retail store space in an existing building located at 1529 West Pender Street.

**Applicant:** Francl Architecture

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of January 30, 2018.

**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 Francl Architecture, on behalf of BCIMC Realty Corporation (Quadreal Property Group), to amend the text of CD-1 (Comprehensive Development) District (312) By-law No. 7200, to allow conversion to office use of 684 sq. m of vacant retail store space in an existing building located at 1529 West Pender Street [*PID:024-333-387; Lot 1 Block 42 District Lot 185 and of the Public Harbour of Burrard Inlet Group 1 New Westminster District Plan LMP39928*], generally as presented in Appendix A of the Policy Report dated January 16, 2018 entitled "CD-1 Text Amendment: 1529 West Pender Street", be approved subject to the following conditions:

**CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

1. Design of the front interior space of street-level commercial units should provide visual interest for pedestrians on Pender 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 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 and any expenditure of funds or incurring of costs is at the sole risk of the person making the expenditures 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 sole 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 - 1529 W Pender St]