

SUMMARY AND RECOMMENDATION

4. TEXT AMENDMENT: 333 Seymour Street

Summary: To amend the text of CD-1 (164) (Comprehensive Development) District at 333 Seymour Street to increase the permitted maximum floor area from 16,194.3 square metres to 18,442.4 square metres.

Applicant: B+H Architects

Referral: This item was referred to Public Hearing at the Regular Council Meeting of February 12, 2019.

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 B+H Architects, on behalf of 675158 British Columbia Ltd. (PCI Development), to amend CD-1 (164) By-law No. 5810 for 333 Seymour Street [*PID: 006-974-848, Lot A, Block 14, District Lot 541, Plan 20201*] to increase the permitted maximum floor area from 16,194.3 sq. m to 18,442.4 sq., generally as presented in Appendix A of the Policy Report dated January 29, 2019, entitled "CD-1 (164) Text Amendment: 333 Seymour Street" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by B+H Architects and received on August 29, 2019, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Policy Report.

- 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 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 – 333 Seymour Street]