

SUMMARY AND RECOMMENDATION

4. TEXT AMENDMENT: 8180-8188 Champlain Crescent

Summary: To amend CD-1 (Comprehensive Development) District (117) for Champlain Heights with respect to 8180-8188 Champlain Crescent to create a sub-area in which limited additional Cultural and Recreational, Office, Retail, and Service uses would be permitted.

Applicant: Johnny W. W. Leung Architects

Referral: This item was referred to Public Hearing at the Regular Council Meeting of April 23, 2019.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT the application by Johnny W. W. Leung Architects, on behalf of Sam Ching Taoist Society, to amend the text of CD-1 (Comprehensive Development) District (117) By-law No. 4986 for Champlain Heights with respect to 8180-8188 Champlain Crescent [*PID 005-705-401, Strata Lot 63, District Lots 331 and 335 Leasehold Strata Plan VR. 736, together with an interest in the common property in proportion to the unit entitlement of the strata lot shown on form 1*], to create a sub-area in which limited additional Cultural and Recreational, Office, Retail, and Service uses would be permitted, generally as presented in Appendix A of the Policy Report dated April 9, 2019, entitled "CD-1 Text Amendment: 8180-8188 Champlain Crescent" be approved in principle.
- 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 – 8180-8188 Champlain Crescent]