

## SUMMARY AND RECOMMENDATION

**3. REZONING: 4500 Oak Street (Children's & Women's Health Centre of British Columbia)**

**Summary:** To amend CD-1 (Comprehensive Development) District (126) for 4500 Oak Street, to permit a maximum height up to 18.3 metres (60 feet) to allow for a 470 square metre (5,060 square foot) expansion of the existing fourth floor of the Children's Hospital Research Institute.

**Applicant:** MCMP Architects

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of July 23, 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 MCMP Architects, on behalf of Provincial Health Services Authority ("PHSA"), to amend the text of CD-1 (Comprehensive Development) District (126) By-law No. 5091, for 4500 Oak Street [*PID: 009-471- 278; Block 1009, Except those in portions in Plans 12393, 12719 and Reference Plan 14318, District Lot 526, Group 1, New Westminster District Plan 10359*] (the "Health Centre Site"), to amend the height as shown in diagram 1 of the CD-1 in order to allow a 470 sq. m (5,060 sq. ft.) expansion of the existing fourth floor of the Children's Hospital Research Institute located on the Health Centre Site, generally as presented in Appendix A of the Policy Report dated July 23, 2019, entitled "CD-1 Text Amendment: 4500 Oak Street (Children's & Women's Health Centre of British Columbia)" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by MCMP Architects and received on September 17, 2018, 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 Recommendation 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 – 4500 Oak Street - Children’s & Women’s Health Centre of British Columbia]**