

SUMMARY AND RECOMMENDATION

2. CD-1 TEXT AMENDMENT: 1630 West 15th Avenue

Summary: To amend CD-1 (284) (Comprehensive Development) District for the Vancouver Lawn Tennis and Badminton Club to permit an increase in the permitted floor space ratio (FSR) for permanent above-ground structures from 0.29 to 0.35 and the maximum building height from 12.4 metres (41 feet) to 14.7 metres (48 feet). No change to the land use or overall density is proposed with this application.

Applicant: SHAPE Architecture

Referral: This item was referred to Public Hearing at the Regular Council Meeting of September 10, 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 SHAPE Architecture on behalf of Vancouver Lawn Tennis and Badminton Club, to amend the text of CD-1 (Comprehensive Development) District (284) By-law No. 6962 for 1630 West 15th Avenue [*PID 007-200-111; Lot 1, Block 469, District Lot 526, Plan 13363*], to increase the permitted floor space ratio (FSR) for permanent above-ground structures from 0.29 to 0.35 and the maximum building height from 12.4 m (41 ft.) to 14.7 m (48 ft.) to allow for additional floor area and ceiling height on level three, generally as presented in Appendix A of the Policy Report dated August 27, 2019, entitled "CD-1 Text Amendment: 1630 West 15th Avenue" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by SHAPE Architecture and received on March 5, 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 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 – 1630 West 15th Avenue]