

SUMMARY AND RECOMMENDATION

1. Text Amendment: 505 Smithe Street

Summary: To amend CD-1 (442) (Comprehensive Development) District to increase the maximum permitted floor area by 50.2 square metres to allow for the addition of mezzanines in a ground-floor retail unit.

Applicant: Sina Pharmacy and Health Centre

Referral: This item was referred to Public Hearing at the Council Meeting of December 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 Sina Pharmacy and Health Centre, on behalf of Solterra Symphony Place Corp., to amend the text of CD-1 (Comprehensive Development) District (442) By-law No. 9173 for 505 Smithe Street (525 Smithe Street), [*PID 028-240-928, Air Space Parcel 1, Block 64, District Lot 541, Group 1, New Westminster District Air Space Plan BCP44927*] to increase the maximum permitted floor area by 50.2 sq. m to allow for the addition of mezzanines in a ground-floor retail unit, generally as presented in Appendix A of the Referral Report dated November 26, 2019, entitled "CD-1 Text Amendment: 505 Smithe Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Sina Pharmacy and Health Centre and received on August 2, 2019, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of the development;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Referral 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 – 505 Smithe Street]