

## SUMMARY AND RECOMMENDATION

**1. CD-1 Text Amendment: 1335 Howe Street**

**Summary:** To amend CD-1 (643) (Comprehensive Development) District for 1335 Howe Street to increase the permitted floor space ratio (FSR) from 12.12 to 12.29 to allow for the conversion of previously excluded in-suite storage floor area into regular residential floor area to accommodate revised floor layouts for this mixed-use building currently under construction. The changes are contained entirely within the previously approved form of development.

**Applicant:** Onni Howe Street (Nominee) Corp.

**Referral:** This item was referred to Public Hearing at the Council Meeting of June 23, 2020.

**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 Onni Howe Street (Nominee) Corp. to amend CD-1 (643) By-law No. 11661 for 1335 Howe Street [*PID 029-787-092; Lot E, Block 111, District Lot 541, New Westminster District Plan EPP59620*], to increase the permitted floor space ratio (FSR) from 12.12 to 12.29, generally as presented in Appendix A of the Referral Report dated June 9, 2020, entitled "CD-1 Text Amendment: 1335 Howe Street" be approved in principle;

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.

**[CD-1 Text Amendment: 1335 Howe Street]**