

SUMMARY AND RECOMMENDATION

1. CD-1 Text Amendment: 475 Alexander Street (Japanese Hall)

Summary: To amend CD-1 (337) (Comprehensive Development) District for the Japanese Hall at 475 Alexander Street to increase the permitted floor space ratio (FSR) from 2.17 to 2.21 to allow for a mezzanine for programming and storage space.

Applicant: General Manager of Planning, Urban Design and Sustainability

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 resolution of Council:

- A. THAT the application to amend the text of CD-1 (Comprehensive Development) District (337) By-law No. 7434 for the Japanese Hall at 475 Alexander Street [*PID 018-834-477, Lot B Block 38 District Lot 196 Plan LMP17696*] to increase the maximum floor space ratio from 2.17 to 2.21 to allow for a mezzanine to be added to one of the existing buildings for programming and storage space, generally as presented in Appendix A of the Referral Report dated June 9, 2020, entitled “CD-1 Text Amendment: 475 Alexander Street (Japanese Hall)” be approved.
- B. THAT A be adopted on the following conditions:
- (i) THAT the passage of the above resolution 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: 475 Alexander Street (Japanese Hall)]