

## SUMMARY AND RECOMMENDATION

**1. CD-1 TEXT AMENDMENT: 100 West 49th Avenue (Langara College)**

**Summary:** To amend CD-1 (55) (Comprehensive Development) District at 100 West 49th Avenue to accommodate the college's current phased masterplan for the campus which consists of academic and community buildings. If approved, subsequent development permits for specific buildings will be submitted individually with each phase of expansion.

**Applicant:** Schmidt & Associates Development Planning Ltd.

**Referral:** This item was referred to Public Hearing at the Council Meeting of February 9, 2021.

**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 Schmidt & Associates Development Planning Ltd., on behalf of Langara College, the registered owner, to amend the CD-1 (Comprehensive Development) District (55) By-law at 100 West 49th Avenue [*PID 008-775-842; Lot 1 (Reference Plan 9821) of Lot A, Block 1165, District Lot 526, Plan 12842*], to increase the permitted floor space ratio from 0.94 to 1.66 to permit the phased masterplan of the Langara College campus, generally as presented in Appendix A of the Referral Report dated January 26, 2021, entitled "CD-1 Text Amendment: 100 West 49th Avenue (Langara College)", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as represented in plans prepared by Proscenium Architecture + Interiors Inc. received March 19, 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 Referral Report.

- B. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval amendments to the Parking By-law, generally as set out in Appendix C of the Referral Report dated January 26, 2021, entitled "CD-1 Text Amendment: 100 West 49th Avenue (Langara College)".
- C. THAT, at the time of enactment of the CD-1 By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council approval the Langara College Policy Statement and Design Guidelines, generally as set out in Appendices D and E of the Referral Report dated January 26, 2021, entitled "CD-1 Text Amendment: 100 West 49th Avenue (Langara College)".
- D. THAT A through C 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: 100 West 49th Avenue (Langara College)]**